

Attachment 3

FY 2007

Consolidated Planning Process Policies

Approved _____ Mayor

Veto _____

Override _____

Amer 1

Agenda Item No. 8(K)(1)(A)

06-06-06

**OFFICIAL FILE COPY
CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
DADE COUNTY, FLORIDA**

RESOLUTION NO. R-670-06

RESOLUTION APPROVING THE POLICIES GOVERNING THE PLANNING PROCESS FOR THE UPDATE OF THE FY 2003-2007 CONSOLIDATED PLAN THROUGH THE PREPARATION OF THE FY 2007 ACTION PLAN; ABIDING BY THE FUNDING STRATEGIES AND PRIORITIES APPROVED BY THE BOARD ON DECEMBER 17, 2002 AS A PART OF THE FY 2003-2007 CONSOLIDATED PLAN AND APPROVING THE USE OF A REQUEST FOR APPLICATIONS PROCESS FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM, THE HOME INVESTMENT PARTNERSHIP PROGRAM, STATE HOUSING INITIATIVE PROGRAM (SHIP), SURTAX PROGRAM AND THE EMERGENCY SHELTER GRANT TO SOLICIT AGENCIES TO APPLY FOR FUNDING TO ADDRESS NEEDS ALREADY IDENTIFIED IN THE PLAN OR TO MEET UPDATED NEEDS RESULTING FROM THE CITIZEN PARTICIPATION PROCESS

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board approves the policies governing the update of FY 2003-2007 Consolidated Plan including the FY 2007 Action Plan Planning Process for the Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), State Housing Initiative Program (SHIP), Surtax Program and Emergency Shelter Grant (ESG) programs; abides by funding strategies and priorities as approved by the Board on December 17, 2002; and approves the use of a Request for Application process to include the CDBG, HOME, SHIP, Surtax and ESG Programs to solicit agencies to apply for funding to address needs already identified in the Plan or to meet updated needs resulting from the Citizen Participation Process in substantially the form attached hereto and made a part hereof.



MEMORANDUM

(Revised)

TO: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

DATE: June 6, 2006

FROM: Murray A. Greenberg
County Attorney

Amended
SUBJECT: Agenda Item No. 8(K)(1)(A)

Please note any items checked.

_____ "4-Day Rule" ("3-Day Rule" for committees) applicable if raised

_____ 6 weeks required between first reading and public hearing

_____ 4 weeks notification to municipal officials required prior to public hearing

_____ Decreases revenues or increases expenditures without balancing budget

_____ Budget required

_____ Statement of fiscal impact required

_____ Bid waiver requiring County Manager's written recommendation

_____ Ordinance creating a new board requires detailed County Manager's report for public hearing

_____ Housekeeping item (no policy decision required)

_____ No committee review

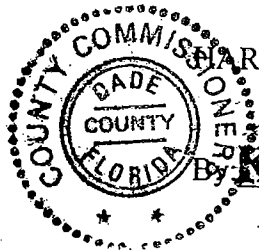
The foregoing resolution was offered by Commissioner **Joe A. Martinez**, who moved its adoption. The motion was seconded by Commissioner **Barbara J. Jordan** and upon being put to a vote, the vote was as follows:

Joe A. Martinez, Chairman	aye		
Dennis C. Moss, Vice-Chairman	aye		
Bruno A. Barreiro	aye	Jose "Pepe" Diaz	aye
Audrey M. Edmonson	aye	Carlos A. Gimenez	aye
Sally A. Heyman	aye	Barbara J. Jordan	aye
Dorrian D. Rolle	aye	Natacha Seijas	aye
Katy Sorenson	aye	Rebeca Sosa	aye
Sen. Javier D. Souto	aye		

The Chairperson thereupon declared the resolution duly passed and adopted this 6th day of June, 2006. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.


MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

HARVEY RUVIN, CLERK



By **KAY SULLIVAN**

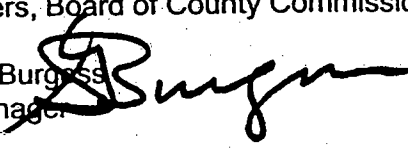
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency. 

Shannon D. Summerset

Memorandum



Date: June 6, 2006
To: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners
From: George M. Burgess
County Manager 
Subject: Proposed FY 2007 Consolidated Planning Process Policies
R-670-06

Amended
Agenda Item No. 8(K)(1)(A)

The item differs from the original version as amended by the Community Empowerment and Economic Revitalization Committee on May 16, 2006 on page 17 of the attached Proposed FY 2007 Action Plan Policies. The total FY 2007 estimated funding for the State Housing Initiative Program (SHIP) was amended from \$1,892,315 to \$6,300,000 and the total FY 2007 estimated funding for Surtax was amended from \$25,689,850 to \$36,300,000. Subsequently, at the Board of County Commission meeting of June 6, 2006, on page 2 the minimum threshold per allocation of \$25,000 was amended to \$10,000. In addition, at the June 6, 2006 meeting, the Total All Sources for FY 2006 on page 15 was amended to \$65,908,120 instead of \$61,500,435 as a result of changing the figure for SHIP to \$6.3 million and the Total All Sources for FY 2007 was amended to \$72,899,034 instead of \$57,881,119 as a result of changing the figure for SHIP to \$6.3 million.

RECOMMENDATION

It is recommended that the Board of County Commissioners (BCC) adopt the attached FY 2007 Consolidated Planning Process Policies. These policies will govern the update to Miami-Dade County's FY 2003-2007 Consolidated Plan through the development of the FY 2007 Action Plan, and the FY 2007 Consolidated Request for Applications (RFA) process.

This item includes attachments on 1) the demographics and boundary maps of the Neighborhood Revitalization Strategy Area (NRSA), 2) the United States Department of Housing and Urban Development (U.S. HUD) incentives for NRSA designation, and 3) charrette planning elements relative to the citizen participation process.

BACKGROUND

U.S. HUD requires Miami-Dade County to submit an annual Consolidated Plan update and an Action Plan. The BCC approved the current FY 2003-2007 Consolidated Plan, on December 17, 2002. This year an update of the Consolidated Plan for FY 2003-2007 is being proposed through the FY 2007 Action Plan. The planning process commenced in January 2006 with Office of Community and Economic Development (OCED) staff having met with Community Advisory Committees (CACs), neighborhood groups, various County Departments, Community Based Organizations (CBOs) and Community Development Corporations (CDCs), to update and prioritize the needs of their low and moderate income neighborhoods.

The proposed FY 2007 Consolidated Planning Process, as implemented by OCED, includes the new policies to further streamline compliance with federal mandates. OCED recommends the following new changes and amendments to existing policies for the FY 2007 Consolidated Planning Process based on consultation with the community as mentioned above, and the latest federal Community, Planning and

Development (CPD) guidelines that strongly encourage the use of a local performance measurement system, the development of new management strategies, and implementation of management by objectives. Ultimately, these changes are designed to improve the efficiency and effectiveness of OCED and participating agencies, which will consequently increase the quality of services provided to the community.

The policies were developed in accordance with U.S. HUD policies, standards and procedures in order to provide a framework for managing the Community Development Block Grant (CDBG), HOME and Emergency Shelter Grant (ESG) programs to improve program delivery. OCED consulted with the Miami-Dade Housing Agency, the Affordable Housing Advisory Board (AHAB), the County Attorney's Office and the Homeless Trust to develop these new policies. The Policy Paper was discussed by AHAB on Wednesday March 21, 2006 and comments and recommendations made by the members have been incorporated into the Policy Paper. The policies were made available for a 30-day comment period to the public on April 17, 2006. They were distributed to the 9 Community Advisory Committees Chairpersons for their review and comment.

The Plan addresses all three of U.S. HUD's CPD formula programs:

- Community Development Block Grant (CDBG),
- HOME Investment Partnerships (HOME), and
- Emergency Shelter Grant (ESG).

Policy changes include:

1. The "Must" Policy is being amended. Previously all applicants for funding were required to give presentations at community meetings. Under the new proposed policy, only agencies requesting funding for new activities will be required to make presentations. Agencies with currently funded activities will be required to give periodic updates of their activities to the neighborhood advisory committees.
2. OCED is recommending a \$10,000 minimum threshold per allocation, due to the complexity of monitoring and managing each contract, CDBG funds should be used as gap financing for agencies that may be unable to receive conventional financing to make their projects feasible.
3. Agencies funded under Housing and Capital Improvement activities must initiate loan closings within one year of the execution of their contract. A funded agency must provide proof that they have initiated a loan closing within the required one-year time period and within that time span has secured the balance of the funding from non-County outside funding sources. If these conditions are not met, the County Manager shall have the authority to recommend to the BCC a recapture and reallocation of these funds to other eligible activities.
4. To encourage the preservation of existing affordable housing stock, the County has, according to US HUD guidelines, two options for controlling the resale of the homebuyer property during the affordability period.
 - The recapture option: This is a mechanism to recapture all or a portion of the direct HOME subsidy if the HOME recipient decides to sell the house within the affordability period at whatever price the market will bear.

- The resale option: This option ensures that the HOME assisted unit remains affordable over the entire affordability period. If a unit is designated affordable and it is sold during the affordability period, the sale must be to a low-income family meeting the HOME program definition.

Staff recommends the following language be included in all affordable housing contracts:

Upon sale of an assisted Property within the affordability period, the homeowner will pay to Miami-Dade County the principal amount of the Loan, together with share of the appreciation in the value of the Property. Such share shall be determined by applying (I) the percentage which represents the ratio of the original principal amount of the Loan to the original unsubsidized sales price (i.e. the gross purchase price) in the connection with the purchase of the Property (The "Principal to Original Sales Price Ratio") to (II) the amount if any, by which the sales price upon transfer of the Property exceeds such original sales price. If the Loan is not evidenced by funds but a benefit conferred by the Lender (Miami-Dade County) or other public agency on the seller of the Property, and the homeowner is not in default under the Note or the Subordinate Security Instrument, the share of appreciation due the Lender herein shall be reduced by sum of (a) the amount of any cash down payment for the purchase of the Property, (b) the homeowner's reasonable and customary costs of sale of the Property (including any broker's commission, and (c) the value of any documented, permanent improvements to the Property that are in compliance with any applicable requirements established by the Lender.

5. OCED will provide increased project management and technical assistance through Community Development Division staff for activities funded through CDBG, HOME and HODAG. The cost of such assistance will be charged to the activities budget. All Capital and Housing project budgets will be charged costs associated with Environmental and Historic Preservation Reviews, if applicable.
6. OCED will be authorized to re-structure its community consultation with NRSAs to allow for a more efficient and effective process.
7. Currently, US HUD guidelines allow Miami Dade County to use 20 percent of the annual entitlement for the administration of the program and allocate 80 percent towards projects/agencies. On May 25, 2001 the BCC adopted policy to reflect 30 percent of the 80 percent to be set aside for County Departments. This 30 percent was not tied to performance. It is now recommended to amend the policy of reimbursing County Departments for work performed based on pre-established performance measures.
8. On June 22, 2004, through Resolution R-805-04, the BCC approved a Commission District fund of \$200,000 and a \$100,000 reserve fund for each Neighborhood Revitalization Strategy Area Advisory Committees from CDBG. If a housing-related project is recommended for funding from this pool, staff recommends that this policy be amended to allow the County Manager to swap CDBG funds with HOME, HODAG and Rental Rehabilitation funding sources when necessary to address high priority housing needs, as per U.S.HUD guidelines.
9. Currently applicants for new Housing and Capital Improvement projects are required to attend a technical assistance pre-consultation meeting with Community Development Division staff. This policy is being amended to include Economic Development applications. No Housing, Capital Improvement or Economic Development applications will be accepted

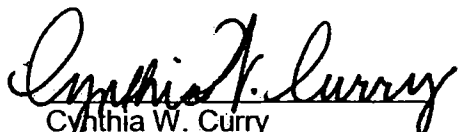
without a pre-consultation meeting. It is important to note that attendance at a pre-consultation meeting does not guarantee funding.

10. Pursuant to CDBG guidelines, three contiguous eligible block groups (59.021, 59.022, and 59.031) located in Coral Terrace, are recommended for recognition as a NRSA in accordance with the Miami Dade Consolidated Plan.
11. OCED will be authorized to begin negotiations with U.S.HUD to amend the current fiscal year (January 1 through December 31) to October 1 through September 30, coinciding with the County's fiscal year. It is anticipated that the process for requesting and obtaining HUD approval for this change, will take approximately one year. Therefore, the implementation of the new fiscal year (FY 2007) is expected to begin in October 1, 2007.
12. In FY 2006, the BCC approved a policy and funded Public Service agencies for three years. This policy is being amended because U.S. HUD guidelines dictate agencies identified as Community Based Development Organizations, (CBDOs) can be exempt from the required Public Service Cap. The amount of CDBG funds obligated within a program year to support public service activities under this category may not exceed 15 percent of the total grant awarded to the grantee (Miami-Dade County) for that year plus 15 percent of the total program income it received in the preceding program year. However public service activities carried out by a CBDO serving residents of NRSAs are exempt from the public service cap. Non-county public service agencies located in entitlement cities and outside of the NRSA areas must be eligible CBDOs by October 1, 2006 or risk reduction in their funding or lose total funding.
13. OCED will not consider for funding any activity that has not secured a minimum of \$25,000 in outside funding sources to support its operations. This action will impact the Public Service projects when they are considered for funding in FY 2009. The implementing agency for the activity must submit with its Request for Application (RFA) documentation that confirms that the outside funding has been secured.

Any amendments to previously approved policies will continue to guide the FY 2007 Action Plan Process.

The County requires all sub-grantees to adhere to federal and local program compliance requirements. In the event that a sub grantee cannot meet the terms and conditions (such as the ones mentioned above) of its contract or agreement, OCED may recommend that the contract be terminated and the funds either be allocated to another entity to carry out the same activity, or allocated to a different priority.

In conclusion, these policies will streamline the FY 2007 Community Development Request for Applications process as well as the overall goals of the FY 2003-2007 Consolidated Plan. This will also have a direct impact on improving the effectiveness of County efforts to revitalize low moderate income areas.



Cynthia W. Curry
Senior Advisor to the County Manager



Miami-Dade County

FY 2007

Action Plan Policies

*"In celebration of providing 32 years of national support
for low-to-moderate communities."*

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FY 2007 CONSOLIDATED PLANNING PROCESS POLICIES

EXECUTIVE SUMMARY

The Miami-Dade County Office of Community and Economic Development (OCED) recommends the following changes and amendments to existing policies for the FY 2007 Consolidated Planning Process Policies. These changes are being proposed based on feedback from the community, and the latest federal Community Planning and Development (CPD) guidelines that strongly encourage 1) the use of a local performance measurement system, 2) the development of new management strategies, 3) and the implementation of management by objectives. Ultimately, these changes are designed to improve the efficiency and effectiveness of OCED and participating agencies, resulting in an increase in the quality of services provided.

The paper also includes a discussion of the SURTAX and State Housing Initiatives Program (SHIP) programs and the projected expenditure of revenues from these programs. To meet the intent and spirit of Federal requirements OCED will consult with relevant County Departments, Municipalities, Community Development Corporations (CDCs), Community Based Organizations (CBOs) and neighborhood-based citizen participation groups as part of its continuing effort to fulfill our mission. Active participation of all stakeholders facilitates successful implementation of the Action Plan.

Significant policy changes being considered include:

1. The "Must" Policy is being amended. Previously all applicants for funding were required to give presentations at community meetings. Under the new proposed policy, only agencies requesting funding for new activities will be required to make presentations. Agencies with currently funded activities will be required to give periodic updates of their activities to the neighborhood advisory committees.
2. OCED is recommending a \$10,000 minimum threshold per allocation, due to the complexity of monitoring and managing each contract, CDBG funds should be used as gap financing for agencies that may be unable to receive conventional financing to make their projects feasible.
3. Agencies funded under Housing and Capital Improvement activities must initiate loan closings within one year of the execution of their contract. A funded agency must provide proof that they have initiated a loan closing within the required one-year time period and within that time span has secured the balance of the funding from non-County outside funding sources. If these conditions are not met, the County Manager shall have the authority to recommend to the BCC a recapture and reallocation of these funds to other eligible activities.
4. To encourage the preservation of existing affordable housing stock, the County has, according to US HUD guidelines, two options for controlling the resale of the homebuyer property during the affordability period.

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- The resale option: This option ensures that the HOME assisted unit remains affordable over the entire affordability period. If a unit is designated affordable and it is sold during the affordability period, the sale must be to a low-income family meeting the HOME program definition.

Staff recommends the following language be included in all affordable housing contracts:

Upon sale of an assisted Property within the affordability period, the homeowner will pay to Miami-Dade County the principal amount of the Loan, together with share of the appreciation in the value of the Property. Such share shall be determined by applying (I) the percentage which represents the ratio of the original principal amount of the Loan to the original unsubsidized sales price (i.e. the gross purchase price) in the connection with the purchase of the Property (The "Principal to Original Sales Price Ratio") to (II) the amount if any, by which the sales price upon transfer of the Property exceeds such original sales price. If the Loan is not evidenced by funds but a benefit conferred by the Lender (Miami-Dade County) or other public agency on the seller of the Property, and the homeowner is not in default under the Note or the Subordinate Security Instrument, the share of appreciation due the Lender herein shall be reduced by sum of (a) the amount of any cash down payment for the purchase of the Property, (b) the homeowner's reasonable and customary costs of sale of the Property (including any broker's commission, and (c) the value of any documented, permanent improvements to the Property that are in compliance with any applicable requirements established by the Lender.

5. OCED will provide increased project management and technical assistance through Community Development Division staff for activities funded through CDBG, HOME and HODAG. The cost of such assistance will be charged to the activities budget. All Capital and Housing project budgets will be charged costs associated with Environmental and Historic Preservation Reviews.
6. OCED will be authorized to re-structure its community consultation with Neighborhood Revitalization Strategy Areas (NRSAs) to allow for a more efficient and effective process.
7. Currently, US HUD guidelines allow Miami Dade County to use 20 percent of the annual entitlement for the administration of the program and allocate 80 percent towards projects/agencies. On May 25, 2001 the BCC adopted policy to reflect 30 percent of the 80 percent to be set aside for County Departments. This 30 percent was not tied to performance. It is now recommended to amend the policy of reimbursing County Departments for work performed based on pre-established performance measures.

8. On June 22, 2004, through Resolution R-86004, the BCC approved a Commission District fund of \$200,000 and a \$100,000 reserve fund for each Neighborhood Revitalization Strategy Area Advisory Committees from CDBG. If a housing-related project is recommended for funding from this pool, staff recommends that this policy be amended to allow the County Manager to swap CDBG funds with HOME, HODAG and Rental Rehabilitation funding sources when necessary to address high priority housing needs, as per U.S.HUD guidelines.
9. Currently applicants for new Housing and Capital Improvement projects are required to attend a technical assistance pre-consultation meeting with Community Development Division staff. This policy is being amended to include Economic Development applications. No Housing, Capital Improvement or Economic Development applications will be accepted without a pre-consultation meeting. It is important to note that attendance at a pre-consultation meeting does not guarantee funding.
10. Pursuant to CDBG guidelines, three contiguous eligible block groups (59.021, 59.022, and 59.031) located in Coral Terrace, are recommended for recognition as a NRSA in accordance with the Miami Dade Consolidated Plan.
11. OCED will be authorized to begin negotiations with U.S.HUD to amend the current fiscal year (January 1 through December 31) to October 1 through September 30, coinciding with the County's fiscal year. It is anticipated that the process for requesting and obtaining HUD approval for this change, will take approximately one year. Therefore, the implementation of the new fiscal year (FY 2007) is expected to begin in October 1, 2007.
12. In FY 2006, the BCC approved a policy and funded Public Service agencies for three years. This policy is being amended because U.S. HUD guidelines dictate agencies identified as Community Based Development Organizations, (CBDOs) can be exempt from the required Public Service Cap. The amount of CDBG funds obligated within a program year to support public service activities under this category may not exceed 15 percent of the total grant awarded to the grantee-(Miami Dade County) for that year plus 15 percent of the total program income it received in the preceding program year. However public service activities carried out by a CBDO serving residents of NRSAs are exempt from the public service cap. Non-county public service agencies located in entitlement cities and outside of the NRSA areas must be eligible CBDOs by October 1, 2006 or risk reduction in their funding or lose total funding.
13. OCED will not consider for funding any activity that has not secured a minimum of \$25,000 in outside funding sources to support its operations. This action will impact the Public Service projects when they are considered for funding in FY 2009. The implementing agency for the activity must submit with its Request for Application (RFA) documentation that confirms that the outside funding has been secured.

PURPOSE AND BACKGROUND

PURPOSE

This paper contains the Miami-Dade County Office of Community and Economic Development (OCED) proposed FY 2007 Consolidated planning policies. These policies will guide the preparation of the FY 2007 Action Plan and the FY 2007 Consolidated Request for Application (RFA) process. In our *continued* efforts to prepare the FY 2007 Action Plan, OCED worked closely with the community to meet the overall goals of the Consolidated Plan. Based on standards of the U.S. Department of Housing and Urban Development (U.S. HUD), the overall goals of the Consolidated Plan are to:

- Develop viable communities by providing decent housing;
- Provide a suitable living environment by improving the safety and livability of neighborhoods; and
- Expand economic opportunities including job creation and retention.

BACKGROUND

U.S. HUD requires OCED to submit a Consolidated Plan every five years and an annual Action Plan every fiscal year. The current Consolidated Plan covers the five-year period from January 1, 2003 through December 31, 2007. The Consolidated Plan includes a Housing and Homeless needs assessment, a Housing market analysis, a five-year Strategic plan for NRSAs, an annual Action Plan, U.S. HUD Certifications and Monitoring standards and procedures. This policy paper includes the FY 2007 Plan priorities and funding criteria for the following HUD programs:

- Community Development Block Grant (CDBG);
- HOME Investment Partnerships (HOME); and
- Emergency Shelter Grant (ESG).

The paper also includes a discussion of the SURTAX and State Housing Initiatives Program (SHIP) programs and the projected expenditure of revenues from these programs. To meet the intent and spirit of Federal requirements OCED will consult with relevant County Departments, Municipalities, Community Development Corporations (CDCs), Community-Based Organizations (CBOs) and neighborhood-based citizen participation groups as part of its continuing effort to fulfill our mission. Active participation of all stakeholders facilitates successful implementation of the Action Plan.

STRATEGIC PLANNING

The FY 2003-2007 Consolidated Plan has been developed in concert with the County's Strategic Plan. The strategic area mission statements, goals and performance measures are in the following areas: Economic Development, Health and Human Services, Neighborhood and Unincorporated Municipal Service Area (UMSA) Services, Public Safety, Recreation and Culture, and Transportation.

CITIZEN PARTICIPATION

In May 1990, the Board of County Commissioners (BCC) approved an amended Citizen Participation Plan (Attachment A) and guidelines for the Community Action Agency (CAA) and OCED Community Advisory Committees. One of the goals of this Plan is "the establishment of a formal structure through which residents may participate in the planning, implementation and evaluation of the program in an advisory role." The Citizen Participation element of the Consolidated Plan has been modified to more fully comply with U.S. HUD's Consolidated Planning requirements. Attachment A includes the Citizen Participation plan approved by the BCC on June 4, 2002. The updated Citizen Participation Plan was approved by the BCC on September 8, 2005.

The County's citizen participation process for feedback on the Consolidated Plan is year round. The Plan includes a minimum of 4 meetings with NRSA residents and residents of low- and moderate-income block groups within each Commission District or combination of Districts. This allows for citizen feedback on the FY 2007 Plan update, funding priorities, and the RFA process. The public hearing for this policy paper is scheduled for May 16, 2006 during the CEERC meeting with the comment period beginning Monday April 17, 2006 and ending Tuesday May 16, 2006. The public hearing for the FY 2007 Action Plan is expected to be scheduled during October 2006 with the comment period occurring during the month of September 2006. In addition, the proposed policy as it relates to new agencies responding to the Request for Application (RFA), must make presentations at District and NRSA meetings in the District/NRSA where the activity is located or will be carried out. Agencies with currently funded activities are required to give periodic updates of their activities to the neighborhood advisory committees. These presentations are designed to provide citizens with an opportunity to receive information on proposed and ongoing projects. Through this citizen participation process, OCED relies upon County citizens to:

- **Identify** both neighborhood and community needs;
- **Prioritize** those needs;
- **Recommend** activities that address priority needs; and
- **Support** conclusions and recommendations reached in the community based charrette process.

In an effort to directly meet the needs of low- and moderate-income communities, \$100,000 will be allocated to each of the 10 Community Advisory Committees (CACs) to address high priority needs in their neighborhoods. CACs will be empowered to make funding recommendations regarding these non-public service priorities as part of the RFA process. Funding will be subject to the activity meeting one of the U.S. HUD mandated national objectives, consistency with Consolidated Plan priorities, and formal application through the RFA process.

PART II: FY 2007 POLICIES

FY 2007 PLAN NEEDS AND OBJECTIVES

The strategic plan section of the current FY 2003-2007 Consolidated Plan contains numerous policy objectives. The FY 2007 Action Plan focuses upon policy objectives including, but not limited to, the following:

- Provision of new and rehabilitated single and multi-family housing with a particular emphasis on homeownership strategies, whose by product may lead to wealth building strategies for low-moderate-income persons;
- Creation and retention of jobs;
- Public Services for identified target populations in the Social Services Master Plan, to the extent that those services are eligible under CDBG guidelines; and
- Installation of and/or improvements to infrastructure.

In fulfilling these objectives, it is recommended that OCED utilize a consolidated Request for Applications (RFA) process for the Community Development Block Grant (CDBG) and Emergency Shelter Grant (ESG) programs. The RFA will serve to identify agencies that have the capacity to address the inventory of unmet needs identified during the FY 2003-2007 Plan update.

OCED will invite, through public notices, an RFA for addressing individual NRSA and countywide priority needs in the following categories:

- Capital Improvements;
- Economic Development;
- Housing; and
- Historic Preservation.

County Departments will be considered for funding through the County's budget development and approval process, as well as the RFA's ranking/review process. If no Community Development Corporation (CDC), Community-Based Organization (CBO) or Community Housing Development Organization, (CHDO) applications meet an unmet Plan priority or need, a County Department may be selected to address that priority or need.

Additionally, any allocation made to an agency within a municipality or to an actual municipality will require an inter-local agreement stating that the municipality is financially obligated to match or exceed the County allocation with their own CDBG allocation and/or through their own General Funds. Failure to secure a municipal match will effectively disqualify the applicant from receiving an allocation.

On June 22, 2004, through Resolution R-805-04, the BCC approved a Commission District fund of \$200,000 and a \$100,000 reserve fund for Neighborhood Revitalization Strategy Area Advisory Committees from the CDBG. If a housing-related project is recommended for funding from this pool, staff recommends that this policy be amended to allow the County Manager to swap CDBG funds with HOME, HODAG and Rental Rehabilitation funding sources when necessary to address high priority housing needs, as per U.S. HUD guidelines.

FY 2007 PLAN PRIORITIES AND FUNDING CRITERIA

The following will serve as plan priorities and general funding criteria for FY 2007.

- Low- to moderate-income households and neighborhoods;
- Housing;
- Economic development;
- Financial viability, leveraging and partnerships; and
- Project's ability to be implemented within the contracted period.

These priorities and criteria demonstrate project funding priorities through several means, among them are funding set-asides, additional or "bonus points" added to the application ranking, or other special considerations that enhance the feasibility or implementation of the project. Adherence to past performance requirements and activity service area will be factored into consideration.

LOW-INCOME HOUSEHOLDS AND NEIGHBORHOODS

Emphasis will be placed on projects, programs, and activities that directly address priority needs of populations identified in the FY 2003-2007 Consolidated Plan.

PUBLIC SERVICES

Public service activities will be funded at FY 2006 staff recommended funding levels for a total period of three years. No new public service applications will be entertained or funded during the three year period. The only exception would be for allocations made by the BCC from their respective district funds for existing Public Service activities.

Multiple-year funding began in FY 2006 with the funding of public service activities. In an effort to be more efficient and effective, OCED changed the funding cycle for CDBG public service activities from one year funding to multiyear funding (maximum commitment three-years), subject to continued availability of federal funding well as the agency's achievement of the established performance standards for the funded activity. The basis for the recommendation comes from the desire from agencies anticipating and planning for adequate multi-year funding versus applying every year and waiting six to eight months to determine if funding was available. By transitioning to multi-year funding, agencies will be able to leverage CDBG dollars more effectively through the proper planning and budgeting of funds. Contracts were executed for multiple years; however scopes and budgets were required for a one year period.

It is also expected that agencies demonstrate a quantifiable increase in the level of service for the subsequent two years. Additionally, yearly monitoring of each activity will be conducted to ensure compliance with U.S. HUD guidelines.

Additionally, agencies that do receive multiple year funding contracts will be required to aggressively pursue outside funding sources during the first year of funding. This will assist the agencies to get a 'jumpstart' on becoming less dependent on CDBG funds. OCED staff believes that having multi-year funding contracts will help expedite the contract development process.

Public service activities selected for funding will be selected based on agency capacity and priority need, as identified in the 2005-2007 Social Services Master Plan.

Current priority needs include the following:

- Basic Needs – Poverty & Hunger;
- Health;
- Children, youth and families;
- Elders;
- Children and adults with disabilities;
- Workforce Development for Special Populations;
- Criminal Justice;
- Immigrants, and new entrants; and
- Special Needs.

Additional areas and populations to be given consideration include:

- Very low- and low-income households;
- Areas with high concentrations of poverty;
- Homeless population;
- Mentally and physically challenged populations;
- Farm worker/migrant population;
- Elderly population; and
- Individuals living in overcrowded housing.

Public service activities funded through the CDBG program will be subject to a 15% percent cap as mandated by US HUD, except for services carried out pursuant to a NRSA strategy by a CBDO. To maximize on the public service cap exemption, public service activities will be funded, as permissible, through CBDOs based in NRSAs. Non-county public service agencies located in entitlement cities and outside of the NRSA areas must be eligible CBDOs by October 1, 2006 or risk reduction in their funding or lose total funding.

In order to receive any funding for physical site improvements, public service agencies will be required to enter into a partnership with OCED's Community Builders Division (CBD).

GEOGRAPHIC AREAS OF SPECIAL EMPHASIS

- **Neighborhood Revitalization Strategy Areas (NRSAs)**. In 1996, U.S. HUD established criteria for approving locally determined strategies for revitalizing an area that is among the community's most distressed. In order to provide some incentive for grantees to undertake such revitalization, the CDBG regulations provide certain benefits for the use of CDBG funds in such an area.
- The incentives for NRSAs are as follows:
 - Job creation/retention activities undertaken pursuant to the strategy may be qualified as meeting area benefit requirements thus eliminating the need to track the income of persons;
 - Aggregation of Housing Units for the purposes of applying the low and moderate income national objective criteria;

- **Aggregate Public Benefit Standard Exemption:** Economic Development activities carried out under the strategy may, at the grantee's option, be exempt from the aggregate public benefit standards, thus increasing a grantee's flexibility for program design as well as reducing its record-keeping requirements; and
 - **Public Service Cap Exemption:** Public services carried out pursuant to the strategy by a Community Based Development Organization (CBDO) will be exempt from the public service cap.
- The designated NRSAs must meet the following criteria: 1) evaluation of boundaries; 2) an analysis of demographic criteria, consultation with residents, businesses and non-profits; and 3) an economic empowerment strategy and identification of performance measurements. Currently there are 10 NRSAs: Opa-locka, West Little River, Model City, Melrose, Kendall West, Sweetwater/Fountainbleau, South Miami, Perrine, Goulds, and Leisure City/Naranja/Princeton. The Federal Enterprise Community and Empowerment Zone, within the Miami Dade County Entitlement areas are also eligible. It is recommended that an additional NRSA be considered in Coral Terrace. Pursuant to CDBG guidelines the following three (3) contiguous eligible block groups (59.021, 59.022, and 59.031) will be recommended to be recognized as an NRSA in accordance with the Miami Dade Consolidated Plan.
 - **Eligible Block Groups (EBGs).** EBG's are census block groups where income is less than 80 percent of the County's median household income and there is a high concentration of poverty and unemployment. The boundaries of CDBG eligible (block groups?) have changed as a result of the 2000 Census.
 - EBGs not formerly designated as Community Development NRSAs are grouped regionally by Commission District and are included in the District's Strategic Plan.
 - Non-housing projects are recommended for census tracts and EBGs where at least 51 percent of the households have low or moderate-incomes in unincorporated Miami-Dade County and participating jurisdictions. In municipalities that do not have their own CDBG entitlement program, proposed activities must address the needs of the priority needs populations listed above.
 - CDBG Entitlement jurisdictions and State Small Cities CDBG Jurisdictions include: Miami; Hialeah; Miami Beach; North Miami; Homestead, Florida City, and the City of Miami Gardens. However, funding is limited to activities that demonstrate Metropolitan Significance and are consistent with the high priority needs identified in that jurisdiction's Consolidated Plan. To be eligible for CDBG funding, they must pass an eligibility test that demonstrates the majority of its programs have benefited unincorporated Miami-Dade County and its participating jurisdictions in the past.
 - The Consolidated Planning process concentrates on a regional focus. All CDBG eligible areas are evaluated on a regional basis through a community planning and review process. The formula for allocating available funding for Plan activities in eligible areas consider: per capita expenditures, concentrations of poverty, overcrowding, and the low- and moderate-income population in the area.

HOUSING AND CAPITAL IMPROVEMENTS

In compliance with BCC action on November 5, 1991, there shall be a minimum set-aside of 15 percent of CDBG housing funds for CDCs involved in housing activities, as well as a housing activity land acquisition set-aside of 5 percent for use by all CDCs.

Emphasis will be placed on housing, community and economic development funding for:

- Mixed-income single and multi-family affordable housing projects and the dispersal of these projects throughout the County to avoid an over-concentration of such projects in particular geographic areas;
 - Mixed-use projects that support both housing and economic development; and
 - Agencies requesting funds for land acquisition must submit a realistic and attainable development plan for all properties to be acquired with County funds.
- All projects involving acquisition of existing buildings must demonstrate that there will be no displaced individuals as a result of the acquisition. If the relocation of individuals is necessary, a plan must be submitted with the application.
 - Sub-recipients funded for capital improvements, or construction of housing, may be given multi-year funding commitments and/or contracts, provided they meet all U.S. HUD guidelines and OCED contractual requirements. This performance based multi-year funding may include public service agencies that establish sustainability plans designed to leverage additional private, foundation and/or other federal or state support. The ultimate objective is to reduce the reliance on long-term financial assistance. SHIP and Surtax projects will not be considered for multi-year funding.
 - Timelines of expenditures will be factored in the evaluation of proposals. As such, it is anticipated that:
 - Each project to be funded should have a schedule for the use of projected funds tied to key project milestones so performance can be measured against expectations and problems identified at an early stage.
 - An alternative plan to handle unexpended funds is to recapture dollars from projects that are no longer feasible and allocate for the completion of ongoing projects.
 - Priority will be given to completing ongoing projects included in the County's Resource Allocation and Multi-Year Capital Plan. The capacity of all agencies will be enhanced with technical assistance from OCED staff.
 - As per approved policy in FY 2006, prior to the application submission, all Housing and Capital Improvement applicants are required to have a technical assistance pre-consultation meeting with their respective Community Development Division District teams. In FY 2007, it is recommended that only new Housing, Capital Improvement and Economic Development applicants be required to have a technical assistance pre-consultation meeting with their respective Community Development Division District teams. As a mandatory prerequisite, no housing, capital improvement or economic development applications will be accepted without a pre-consultation meeting. Attendance at a pre-consultation meeting does not guarantee funding.

- Funding criteria for Housing and Capital Projects will be based on a risk assessment protocol comprising underwriting risk, fund leveraging analysis, review of program and project results, developer's ability to perform, staff and organization's capacity, affordability, feasibility, project contribution to public goals, past compliance and performance, and quality of reporting and documentation, when applicable.
- For-profit and non-profit entities applying for the same Housing or Capital improvement Projects must apply as single entities such as joint ventures. Partnerships and or Joint Ventures must submit their partnership agreements. This includes sources and uses budget, capital budget, and scope of services for each project. County Departments will be exempt from this requirement.
- Site control is mandatory for housing and capital improvement projects. No substantial change of the initial BCC-approved projects such as site change or transfer of funds to other projects will be allowed. In such event(s), the application will be nullified for the current fiscal cycle.
- To facilitate payment of pre-development and overhead costs, developers will be allowed the use, at a pro-rated percentage, their developers' fee. OCED shall pay the agency as maximum compensation or fee for the developer services required pursuant to the scope of work. The percentage of compensation shall be predetermined based on each applicant's scope of work. Each phase of development will have a corresponding percentage of the fee assigned. These are project related soft costs that are necessary and reasonable. This measure shall assist agencies including non-profit entities and CHDO's to have access to cash in the initial stage of the project to finance pre-development.
- CDBG, HOME and HOME/CHDO funds are to be used as gap financing and not as the sole funding source for a project or program. Applicants must provide written documentation, with the application, of the availability and status of all other current sources of funding (towards the project or its administration) at the time the application is submitted.
- HOME funds will be viewed as loans, not grants. All HOME funds will be treated as loans requiring property or another form of collateral to be used as security for repayment for the duration of the affordability period. Forgiveness of the loan will be considered on a, case-by-case basis, only for projects serving very-low income residents, homeless persons and families.
- For major capital improvement and housing projects, OCED may require that the CDBG grant awarded be in the form of a loan, which must be secured by a mortgage on all real property acquired or improved in whole or in part with CDBG funds. Contractors shall execute any mortgage required by OCED and pay any costs associated with recording and perfecting of said mortgage. However, the contractor will not be required to make any payments on the mortgage until the property is sold or fails to be used to meet a CDBG national objective.

- To ensure the preservation of the existing affordable housing stock, it is recommended that in the event of a transfer by homeowners of affordable housing units (through sale within the affordability period), OCED or MDHA, depending on the original funding source, shall be entitled to recapture an amount equal to the percentage subsidized, from the proceeds of the sale of the home. These funds will be utilized for provision of new affordable housing.
- In accordance with industry standards, OCED will hold 10 percent of the total grant award as a retainer until the completion of the construction work is verified by OCED. The 10 percent retainer will be released after satisfactory final certification of completion or occupancy, final release of liens, and as-built drawings are received by OCED.

ECONOMIC DEVELOPMENT

As a minimum goal, at least twenty percent of the CDBG funding allocation will be allocated for economic development activities.

- The policy for pre-consultation meetings is being further amended to include all new economic development activities. Attending a pre-consultation meeting does not guarantee funding.

FINANCIAL VIABILITY, LEVERAGING AND PARTNERSHIPS

Proposals will be evaluated for leverage and must indicate adequate financial resources to complete the project. Any financial gaps or contingencies must be noted prior to project commencement. Documentation of other funding sources through letters of commitment will be required for all projects. Any proposal, which receives a multiple year funding agreement, is required to aggressively pursue outside funding sources in their first year of funding.

Funding criteria for Housing and Capital Projects will be based on a risk assessment protocol comprising underwriting risk, fund leveraging analysis, review of program and project results, the developer's ability to perform, the capacity of staff and organization, affordability, the feasibility, project contribution to public goals, past compliance and performance, and quality of reporting and documentation, when applicable.

- Emphasis will be placed on applications that:
 - Utilize partnerships among the private and non-profit sectors in the development, construction and operation of affordable housing;
 - Package housing proposals using Federal Low Income Housing Tax Credits in order to enhance their competitive position in the State competition for credits; and
 - Competitive costs per client or units;

- The concept of "zero based" budgeting will be implemented in the review of requests for funding. Thus, there is no presumption of funding for any agency that is currently receiving funding. However, County Departments and agencies currently implementing projects may be recommended for subsequent funding for on-going projects started in a prior year.

ENSURING PROJECT COMPLETION: MONITORING AND EVALUATION

The County requires all sub-grantees to adhere to all federal and local program compliance requirements. The County, on a regular basis, will monitor each sub-grantee through progress reports and site visits. A monitoring report must be on file by August 31, 2006 for FY 2007 activities. If a subgrantee cannot meet the terms and conditions of its contract or agreement, OCED may recommend that the contract be terminated and the funds either be used by another entity to carry out the same activity, or address a different priority.

PART III: FUNDING AND PROJECTED ALLOCATIONS

ACTION PLAN FUNDING ALLOCATIONS

The Board allocated \$65,908,120 in FY 2006 for the programs listed below on February 1st, 2006. Projected allocations for each program are also provided. (These projected numbers are estimates based on current allocations and are subject to change.

FY 2006-2007 TOTAL FUNDING ALLOCATION BY FUNDING SOURCE

Funding Source	Type	FY 06 Funding	FY 07 Estimated - Funding
Community Development Block Grant (CDBG)	Federal	\$18,730,782	\$17,794,243
CDBG Program Income	Federal	\$500,000	\$400,000
Emergency Shelter Grant (ESG)	Federal	\$861,919	\$862,000
Housing Development Assistance Grant – Program Income (HODAG)	Federal	\$4,660,672	\$2,696,672
Home Investment Partnership (HOME)	Federal	\$6,617,970	\$6,208,000
HOME Program Income	Federal	\$900,000	\$900,000
American Dream Downpayment Initiative (ADDI)	Federal	\$88,078	\$79,270
State Housing Initiative Program (SHIP)	State	\$6,300,000	\$6,300,000
Rental Rehabilitation Program Income (RR)	Federal	\$1,558,849	\$1,358,849
Documentary Surtax Program (Surtax)	County	\$25,689,850	\$36,300,000
TOTAL All SOURCES		\$65,908,120	\$72,899,034

FY 2006-07 CDBG FUNDING ALLOCATION BY CATEGORY

Funding Category	FY 2006	FY 06 Percentage	FY 07 Estimate	FY 07 Percentage
Administration	\$3,846,156	20	\$3,638,849	20
Capital Improvement	\$2,163,000	12	\$1,819,424	10
Economic Development	\$3,119,000	16	\$3,638,849	20
Historic Preservation	\$180,000	1	\$545,827	3
Housing	\$1,713,000	9	\$4,002,733	22
Public Service	\$7,354,626	38	\$4,548,561	25
BCC and CAC Reserve	\$855,000	4	0	0
TOTAL	\$19,230,782	100	\$18,194,243	100

FY 2006-07 HOME ESTIMATED FUNDING ALLOCATION

Category	FY 2006	FY 07 Estimated Funding	Estimated % of FY07 Allocation
Program Administration	\$744,375	\$718,707	10
CHDOs Operating Support	\$327,187	\$359,354	5
CHDO Set-Aside	\$455,000	\$1,078,061	15
Rental Housing	\$676,000	\$791,100	11
Homeless Housing*	\$210,000	\$819,326	12
Homeownership	\$4,358,000	\$2,441,254	34
American Dream (ADDI)	\$186,254	\$79,270	1
HOME Reserve	\$673,184	\$900,000	12
TOTAL	\$7,630,000	\$7,187,072	100

In addition to the \$210,000 of HOME funds, \$689,000 of HODAG and Rental Rehabilitation funds were allocated for a total of homeless housing allocations of \$899,000. OCED reserves the right to substitute all or part of the HOME Homeless housing set-aside with HODAG or Rental Rehabilitation Funds as appropriate for the funded activity. In order to receive HOME funds from US HUD a local funding match is required. This match is expected to be covered through the utilization of the SHIP funds.

FY 2006 – 2007 EMERGENCY SHELTER GRANT (ESG) FUNDING

FY 06 Funding	Estimated FY07 Allocation
\$861,919	\$862,000
\$861,919	\$862,000

FY 2006 – 2007 S P FUNDING

Funding Category	FY 06 Funding	FY 06 Percentage	FY 07 Estimated Funding	Estimated % of FY07 Allocation
Rental Units	1,300,000	21 %	1,300,000	21 %
Homeownership	5,000,000	79 %	5,000,000	79 %
TOTAL	6,300,000	100%	6,300,000	100%

FY 2006-2007 SURTAX FUNDING

Funding Category	FY 06	FY 06 Percentage	FY 07 Estimated Funding	Estimated % of FY 07 Allocation
Rental Rehabilitation	3,853,477	15	5,000,000	13
Rental New Construction	12,588,027*	49	14,000,000	39
Homeownership	7,706,955	30	14,000,000	39
Homeownership Counseling	256,898	1	300,000	1
Homeless Housing	1,284,493	5	3,000,000	8
TOTAL	25,689,850	100%	36,300,000	100%

Note, \$4,000,000 of the \$12,588,027 comes from reprogrammed/recaptured funds. The above amounts exclude allowable administrative costs and are subject to availability. These funds are administered by the County as a pool available to assist homebuyers on a first-come, first-served basis. An RFA submission is not required. However, housing developers needing funds for end-loans to homebuyers should submit plans to Miami Dade Housing Agency's technical review committee for approval.

PART IV: TIMELINE FOR FY 2007 CONSOLIDATED PLANNING ACTIVITIES

January 2006
<ul style="list-style-type: none"> • Meeting with RFA Work Group (OCED, MHDA, UTF, AHS) • OCED meets with NRSAs', Community Advisory Committees and Commission District community meetings regarding performance of currently funded neighborhood activities and priorities/needs for FY 2007. • Distribute appropriate sections of RFA and attachments to OCED, MDHA, P&Z, and Homeless Trust for updating and revisions
February 2006
<ul style="list-style-type: none"> • OCED meets with NRSAs', Community Advisory Committees and Commission District community meetings regarding performance of currently funded neighborhood activities and priorities/needs for FY 2007. • Meeting with RFA Work Group (OCED, MHDA, UTF, AHS) to develop a pilot for jointly funding mixed use development projects maximizing all available resources and revenues (e.g. HUD, Capital funds, GOB, HOME and Surtax
April 2006
<ul style="list-style-type: none"> • Consultation with LISC, South Florida Community Development Coalition and the City of Miami • Meeting with RFA Work Group • OCED meets with County Departments regarding performance of currently funded neighborhood activities and priorities/needs for FY 2007 • April 26, 2006 Affordable Housing Advisory Board Meeting (AHAB) • Consult with participating municipalities to update neighborhood priorities and needs for FY 2007 • Consult with Office of Americans With Disability Act (ADA) Coordination and Commission on Disabilities • Monitoring of Action Plan activities begins and continues throughout the year • Currently funded agencies give presentations at neighborhood meetings
May-June 2006
<ul style="list-style-type: none"> • May 16, first public hearing by BCC Community Empowerment and Economic Revitalization Committee (CEERC) to approve FY 2007 Policies • FY 2007 RFA Available • RFA technical assistance workshop for agencies, groups and individuals • Evaluation of applications. • Meeting with RFA County partners working groups. • Currently funded agencies give RFA presentations to citizens at district public meetings.
July/August/September 2006
<ul style="list-style-type: none"> • OCED, County Manager's Office and the Office of Strategic Business Management discuss funding recommendations. • First draft of Action Plan, along with accompanying recommendations, is forwarded to Budget Office for review, upon approval by County Manager's Office. • Funding recommendations are completed and forwarded to County Manager for approval and transmittal to Board for second public hearing. • Neighborhood agencies included in Plan are advised of funding recommendations. • BCC approves funding recommendations following a 30-day Public Comment period for affected citizens to review the proposed Action Plan. • Consultations with Applicants by OCED staff

<ul style="list-style-type: none"> • Staff recommendations published in September 2006 and 30-day comment period begins. • Applicants give presentations to citizens at district public meetings.
October/November 2006
<ul style="list-style-type: none"> • FY 2007 Action Plan is sent to U.S. HUD
<ul style="list-style-type: none"> • FY 2007 Action Plan is presented to citizens at public meetings.
<ul style="list-style-type: none"> • FY 2007 contracts are completed

ATTACHMENT A
CITIZEN PARTICIPATION PLAN

(The Citizen Participation Plan is attached)
Adopted by the Board of County Commissioners
Resolution #R-978-05 on September 8, 2005

PART I:

MIAMI-DADE COUNTY CITIZEN PARTICIPATION PLAN FOR THE CONSOLIDATED PLANNING PROCESS

OVERVIEW OF THE OFFICE OF COMMUNITY AND ECONOMIC DEVELOPMENT

The Office of Community and Economic Development (OCED) administers Federal and State funding that supports the development of viable urban neighborhoods in Miami-Dade County. Such support is characterized as decent housing, expansion of economic opportunities, public service, capital improvements and the preservation of historic properties. The main sources of funding utilized to meet these needs are the Community Development Block Grant (CDBG), HOME Investment Partnership (HOME) and Emergency Shelter Grant (ESG). These programs are established to help low- and moderate-income persons, particularly those living in slum and blighted areas. The U.S. Department of Housing and Urban Development (HUD) regulates and governs the CDBG, HOME and ESG programs. The regulations specify that an entitlement area must adopt a citizen participation plan, which establishes policies and procedures for citizen participation.

APPLICABILITY AND ADOPTION OF THE CITIZEN PARTICIPATON PLAN

The US Department of Housing and Urban Development (US HUD) through Section 24 of the Category of Federal Register (CFR) Parts 91, et al, requires that Miami-Dade County's Office of Community and Economic Development (OCED) submit a Consolidated Plan in order to receive funding under various grant programs. Miami-Dade County's Consolidated Plan includes three US HUD Community Planning and Development (CPD) formula programs:

- Community Development Block Grant (CDBG)
- HOME Investment Partnerships (HOME)
- Emergency Shelter Grants (ESG)

Additionally, Miami-Dade County is required to adopt a Citizen Participation Plan that sets forth the jurisdiction's policies and procedures for citizen participation. Those citizen participation policies and procedures are listed as follows:

ENCOURAGEMENT OF CITIZEN PARTICIPATION

- Citizens will have the opportunity to participate in the development of the consolidated plan, any substantial amendments to the consolidated plan, and the consolidated annual performance evaluation report.
- The main focus of Miami-Dade Office of Community and Economic Development Citizen Participation Plan is to encourage all citizens to participate in each of the above-defined activities. The Citizen Participation Plan is designed especially to

encourage participation by low-and moderate-income persons, particularly those living in slum and blighted areas and in areas where CDBG funds are proposed to be used and by residents of predominantly low- and moderate-income neighborhoods, as defined by the jurisdiction. Overall, OCED makes every effort to encourage the participation of all its citizens, including minorities and non-English speaking persons, as well as persons with disabilities.

- Additionally, OCED pledges to work with public housing authorities in order to encourage the participation of residents of public and assisted housing developments, in the process of developing and implementing the consolidated plan, along with other low- income residents of neighborhood revitalization strategy areas and eligible block groups in which the developments are located.

Neighborhood Revitalization Strategy Areas

OCED has recognized ten Neighborhood Revitalization Strategy Areas (NRSA) throughout Miami-Dade County. Each existing NRSA has an elected advisory body of area stakeholders who facilitate monthly meetings, review policies and procedures, set priority needs and allocate a percentage of CDBG funds to meet selected community needs during the annual grant cycle process. This forum allows for multiple venues to hear citizen comments on the developments of as well as the final drafts of the citizen participation plan, the consolidated plan, annual policy papers, the annual action plan and the Consolidated Annual Performance Evaluation Report (CAPER).

Although citizen participation is conducted in an advisory manner, OCED works to thoroughly consider all public comments prior to implementing a new or substantially revised consolidated plan. OCED's citizen participation philosophy is simply that the community's involvement is essential to the development and implementation of OCED programs.

DEVELOPMENT OF THE CONSOLIDATED PLAN

Before Miami-Dade County adopts a Consolidated Plan, the Miami-Dade Office of Community and Economic Development will make available to citizens, public agencies and other interested parties information that includes:

Policies Considered

- The amount of grant funds and/or program income the jurisdiction expects to receive and proportionally how those funds will benefit persons of low-to-moderate income.
- The range of activities that may be undertaken including; NRSA strategies and Neighborhood Plans as developed through an OCED funded Charrette process

- As a matter of policy, the County will take measures to avoid displacement of families and individuals while carrying out activities under the Consolidated Plan. This includes acquiring vacant buildings and land rather than occupied buildings and land. However, where there seems to be no alternative, the following steps will be taken to assist families and individuals who are displaced:
 - Tenants and homeowners will receive those benefits provided for under the Relocation and Real Property Acquisition Act of 1970, as amended.
 - Relocation referrals are provided to persons being displaced. Various methods are utilized by the relocation staff to identify relocation sources. Those include:
 - Referrals from Realtors or large rental agencies.
 - Response from owners/agents to advertisements, published in English and Spanish.
 - Signs displayed by owners/agents in various neighborhoods noted by relocation advisors and/or housing inspectors who report this information to the relocation office.
 - Word of mouth referrals from persons with whom the relocation office has dealt in the past.
 - Advertisements in English and Spanish and other non-English newspapers placed by owners/agents offering units for rent and/or sale.
 - When possible and if requested, provisions are made to allow displacees to locate in the neighborhood from which they were displaced.
 - Tenants and homeowners are advised of their rights and responsibilities.

Publishing the proposed Consolidated Plan

This information will be part of the public notice, which will be advertised, to announce the Public Hearing to adopt the Consolidated Plan. This information will also be part of the package of information provided to persons or groups applying for funding through grant programs supporting the Consolidated Plan.

Public Hearings

There will be two Public Hearings to obtain citizens views and to respond to proposals and questions. Both hearings will be held before the Miami-Dade Board of County Commissioners (BCC) or a committee of the Board. These hearing will address housing and community development needs, development of proposed activities and review of program performance. The hearings will be held in a public facility that is easily accessible to the public including persons with disabilities. The place, date and time of these hearings will be determined by the County Manager in consultation with the

Chairperson of the Board of County Commissioners or the Chairperson of the Board's committee on Community Empowerment and Economic Revitalization or applicable committee as determined by the BCC Chairperson.

The first public hearing will be held during the development of the Consolidated Plan. To guide the process of soliciting proposals for funding, a policy paper will be presented to the Board of County Commissioners or a committee of the Board. The views of citizens on housing and community development needs, including priority non-housing community development needs will be considered.

The second public hearing will be held to adopt the final Consolidated Plan. The Board of County Commissioners or a Committee of the Board will review program performance, including the performance of ongoing activities, in their consideration of adopting the annual action plan. During the public hearing, the board will consider the comments or views of citizens received orally, or in writing, in preparing to adopt the final consolidated plan.

A public notice summarizing the action to be taken at each public hearing will be placed in a newspaper of general circulation, and newspapers representing significant minorities and non-English speaking persons, at least 15-days prior to the hearing.

At the time of submission of the Consolidated Plan to the County Commission agenda coordinator, a public announcement summarizing the Consolidated Plan and the availability of copies will be placed in a newspaper of general circulation, and newspapers representing significant minorities and non-English speaking persons. Copies of the Consolidated Plan will be distributed to regional public libraries, the Office of American's with Disabilities Coordination, the Homeless Trust and through the Miami-Dade Community Action Agency neighborhood network. Copies of the Plan will be available at the Office of Community and Economic Development during regular business hours. This public notice will allow for a 15-day or 30-day comment period as per U.S. HUD regulations for citizens to respond to the proposed plan before it is adopted by the Board of County Commissioners. A public hearing may be held at any time during the public comment period. A summary of the comments or views, and a summary of any comments or views not accepted and the reasons therefore, shall be attached to the final consolidated plan.

CRITERIA FOR SUBSTANTIAL AMENDMENTS TO THE CONSOLIDATED PLAN

A substantial change in a planned or actual activity will require an amendment to the plan. A substantial change is any change in purpose, scope, funding amount, location and/or beneficiaries of an activity, which actually and/or materially affects one or more of the preceding in the manner stated below:

- An activity assumes a new purpose.
- The scope of activity is increased by 100% or more.
- The minimum change in the cost of an activity is \$250,000 or more, or

- An activity's services are redirected outside of the previously agreed upon strategy areas.

Amendments, which affect established target areas will be submitted to the respective Neighborhood Advisory Committees for their review and comment during their next regularly scheduled meeting in order to provide citizens with a reasonable opportunity to comment on any substantial amendments to the Plan.

At the time of submission of Substantial Amendments to the Consolidated Plan to the County Commission agenda coordinator, a public announcement summarizing the amendments will be placed in a newspaper of general circulation, and newspapers representing significant minorities and non-English speaking persons. Copies of the amendments will be available at the Office of Community and Economic Development during regular business hours.

This public notice will allow for a 15-day or 30-day comment period for citizens to respond to the proposed amendments as per U.S. HUD regulations before they are adopted by the Board of County Commissioners in a public hearing. A public hearing may be held at any time during the public comment period. A summary of the comments or views, and a summary of any comments or views not accepted and the reasons therefore, shall be attached to the final consolidated plan.

PERFORMANCE REPORTS

Before the annual grantee performance report is submitted to US HUD, a public notice announcing the availability of the report will be placed in a newspaper of general circulation, and newspapers representing significant minorities and non-English speaking persons. Copies of the report will be available at the Office of Community and Economic Development during regular business hours. The notice will allow for a 15-day period during which OCED will receive comments on the performance report before its submission. The Miami-Dade Office of Community and Economic Development will consider any comments or views of citizens received in writing or orally at public hearings in preparing the performance report. A summary of these comments or views will be attached to the performance report.

MEETINGS

Miami-Dade County has an adopted Community and Economic Development Citizen Participation Plan. That plan establishes a formal structure through which residents may participate in the planning, implementation and evaluation of the program in an advisory role. Residents are given the opportunity to help identify community conditions and determine community needs, help develop corrective strategies and monitor their progress and effectiveness. To foster the most effective citizen participation process possible, Miami-Dade will make reasonable efforts to ensure continuity of individuals' involvement by encouraging continuous participation throughout all stages of the program, from initial planning through assessment of performance.

Public meetings will be held in each of the NRSAs on a regular basis to provide residents the opportunity for continuous input into all phases of the process. The meetings will be for the general purpose of providing residents with information, soliciting their views and providing them with an opportunity to comment on Miami-Dade's community development needs and performance.

ACCESS TO RECORDS

All information and records relating to the development of the Consolidated Plan and Miami-Dade use of assistance under related programs will be on file at the Office of Community and Economic Development, 140 West Flagler Street, Suite 1000, Miami, FL. The office is open from 8:00 a.m. until 5:00 p.m., Monday through Friday. It is closed on holidays. The public has access to these records for the current year and four years after the performance report is submitted to US HUD.

TECHNICAL ASSISTANCE

Technical Assistance will be provided to groups representing low-and-moderate income persons. Upon request, individuals and groups, including persons with disabilities or other special needs will be assisted in the completion of applications or proposals for funding assistance under any of the programs covered by the Consolidated Plan, as well as the preparation of a budget for any proposed activity.

COMPLAINTS

Complaints from citizens received in writing or orally at public hearings, in the development of the final Consolidated Plan, amendments to the plan, or the performance report, will be summarized and attached to the final consolidated plan, amendment of the plan or performance report. A summary of comments or views not accepted and the reason thereof will also be attached. Citizens written complaints will receive a response in writing within 15-days of receipt of the complaint.

ATTACHMENT B

BOARD APPROVED ORDINANCES AND RESOLUTIONS

BOARD APPROVED ORDINANCES AND RESOLUTIONS ORDINANCES

- **Ordinance 82-16** - Further restricts CDBG program allocations:
 - At minimum, 75% of all beneficiaries must be low- or moderate-income households;
 - Emphasis must be placed on job creation for economic development activities; and
 - Emphasis must be placed on neighborhoods and citizen participation.
- **Ordinance 16A-2** – States that the Consolidated Planning Process must include protection, enhancement and perpetuation of properties of historical, cultural, archeological, aesthetic and architectural merit are in the interests of health, prosperity and welfare of the people of Miami-Dade County.
- **Ordinance 97-33** - Creates the Task Force on Urban Economic Revitalization, and provides for a review of OCED recommendations for CDBG economic development category funding and CBO funding relating to economic development for the purpose of ensuring that OCED's staff recommendations are in accordance with priorities established by the Plan. When the Board considers funding for economic development in Targeted Urban Areas, the Board will accept the recommendations of the Task Force unless the recommendations are disapproved by a two-thirds vote of the entire membership of the Board. OCED must report to the Board the dollar amount being spent in Targeted Urban Areas.

RESOLUTIONS

- **Resolution 404-92** - All CDBG program income from economic development loans is to be placed into the Revolving Loan Fund until \$15 million is reached in the loan pool.
- **Resolution 405-92** - The Department of Special Housing Programs, reorganized as the Miami-Dade Housing Agency and OCED, must: 1) give priority to homeownership projects consistent with the Consolidated Plan; and 2) develop a strategic plan to assist CDCs in constructing homeownership projects.
- **Resolution 406-92** - The County will develop a plan for CDCs engaged in rental housing construction to establish escrow accounts to be used to renovate rental housing projects.

- **Resolution 408-92** - Technical assistance provided by the Local Initiatives Support Corporation and Greater Miami Neighborhoods is to be limited to development projects located primarily outside the entitlement cities of Miami, Miami Beach and Hialeah.
- **Resolution 408-92** - The County will emphasize minority business participation in CDBG and Surtax projects.
- **Resolution 409-92** - The County is to provide a cost estimate for each CDBG funded capital improvement or historic preservation project.
- **Resolution 1185-98** - The County requires strict compliance with HUD Section 3 requirements and directs all County departments to monitor compliance. It also requires all applicable County contracts and solicitations to contain language-requiring compliance with Section 3. Section 3 ensures that employment and other economic opportunities generated by certain HUD financial assistance shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly those receiving government assistance for housing and to business concerns providing economic opportunities to low- and very low-income persons.
- **Resolution 543-05** - The County Manager to submit an annual performance report relating to Community Development Block Grant (CDBG) funding to the Board of County Commissioners.

COURT-RELATED POLICIES

Targeting CDBG funding near Public Housing. As a result of the Consent Decree issued by the U. S. District Court Southern District of Florida on June 24, 1998, "the County shall allocate 25 percent of its future annual allocable CDBG funds for a total of five years, commencing with the FY 2000 Action Plan for housing and community and economic development programs and infrastructure improvements in neighborhoods surrounding public housing developments." Allocable CDBG funds are the total amount of CDBG funds appropriated in the Annual Action Plan less the 20 percent maximum allowed by HUD for the County's administrative expenses. The allocated CDBG funds shall be spent in accordance with priority needs identified relative to public housing and the surrounding neighborhoods through the County's Citizen Participation process, unless modified by a two-third (2/3) vote of the Board. *(FY 2006 was the last year for the 5-year term mandated by this decree)*

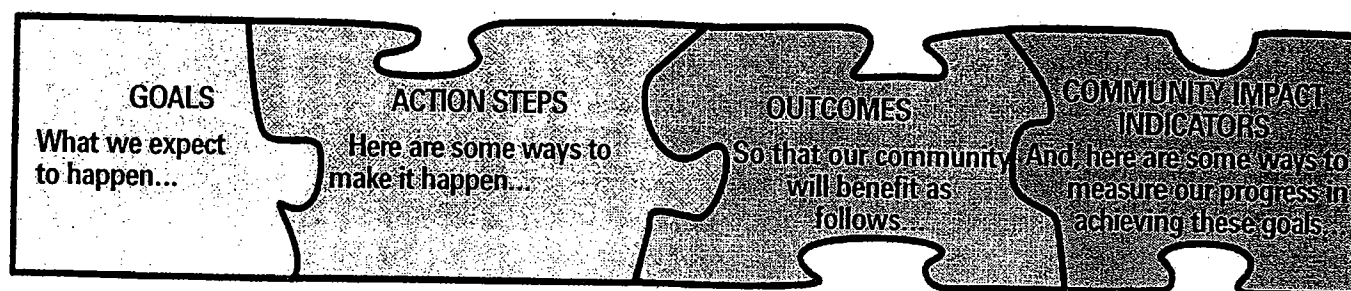
Procedures have been put in place to fulfill the requirements of these ordinances, resolutions and court actions listed above. It is recommended that the Board continue these policies accommodating potential conflicts with Federal policies as required.

ATTACHMENT C

SOCIAL SERVICES MASTER PLAN FUNDING PRIORITIES

Linking Human Services To A Livable Community

The 2005-2007 SSMP Planning Integration Model



Basic Needs - Poverty & Hunger

Health

Children Youth & Families

Elders

Children & Adults with Disabilities

Workforce Development for Special Populations

Criminal Justice

Immigrants & New Entrants

Special Needs

Mental Health

Substance Abuse

Homelessness

Victims of Domestic Violence or Sexual Assault

35

introduction to Goals, Action Steps, Outcomes and Indicators

Over the first five months of 2005, extensive input was gathered from the Miami-Dade community on health and social service needs, and desires for improving the well-being and quality of life of individuals, families, and neighborhoods. This was accomplished through a series of meetings and discussions with social agency partners, service providers, subject matter experts, and neighborhood focus groups, along with written surveys. We also reviewed existing planning documents and research, in order to incorporate and build upon this earlier work.

The result of these collective efforts is presented in this portion of the 2005-2007 Social Services Master Plan (SSMP), which is organized into service areas (called clusters). Each section begins with a narrative which discusses in general terms:

- Background and need within our community related to the specific service area, including some graphs illustrating the potential for community impact by addressing those needs;
- Cross-systems connections, or how the service need is inter-linked with other community issues;
- Neighborhood perspective, including quotes from individuals, based upon community conversations held at sixteen locations throughout the county, as well as a series of specific discussions within Overtown; and,
- Certain public policy advocacy issues identified during the information-gathering phase. Though not an exhaustive list, they form the basis for a strategy to be devised as part of the next steps in implementing this SSMP.

Following each narrative is a chart that begins with a broad vision for the service area, and then identifies the following:

- **Goals:** What we expect to make happen;
- **Action Steps:** Some ways we expect to accomplish each goal - these are some suggestions identified during the community sessions, which will be expanded upon during the implementation phase with more specific action plans;
- **Outcomes:** How our community is expected to benefit from achieving each goal; and
- **Community Impact Indicators:** Some broad ways to measure the community's progress toward achieving each goal.

The reader should keep in mind that the **goals and outcomes are not prioritized**, and that the numbers are used simply for easier reference to and discussion of these items. Additionally, the reader will notice a certain consistency in the general needs across all service areas. That is, the need to:

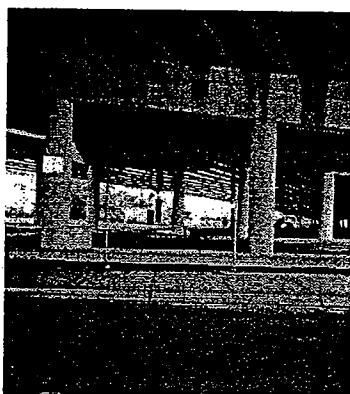
- Increase the level of awareness throughout the community (including providers and clients) of available services;
- Expand the availability of those services;
- Improve clients' ability to access those services; and
- Increase the available funding to provide for increased awareness, expanded services, and improved access.

Finally, a simple reminder that Miami-Dade County's SSMP is a living document, and therefore, these goals, outcomes, and measures will continually be revised and updated as new and pressing needs arise, more recent data become available, additional concerns surface, problems are alleviated, etc.

Upon publication of this document the next step begins - that of developing coordinated implementation strategies for funding streams, policies, and strategic directions for community-based organizations and social agencies in Miami-Dade County. To achieve these goals, and build a livable community for ALL, our community needs everyone's continued participation - including yours!

"An idea that is developed and put into action is more important than an idea that exists only as an idea."

Buddha



ATTACHMENT D

NEIGHBORHOOD REVITALIZATION STRATEGY AREAS LIST AND MAPS

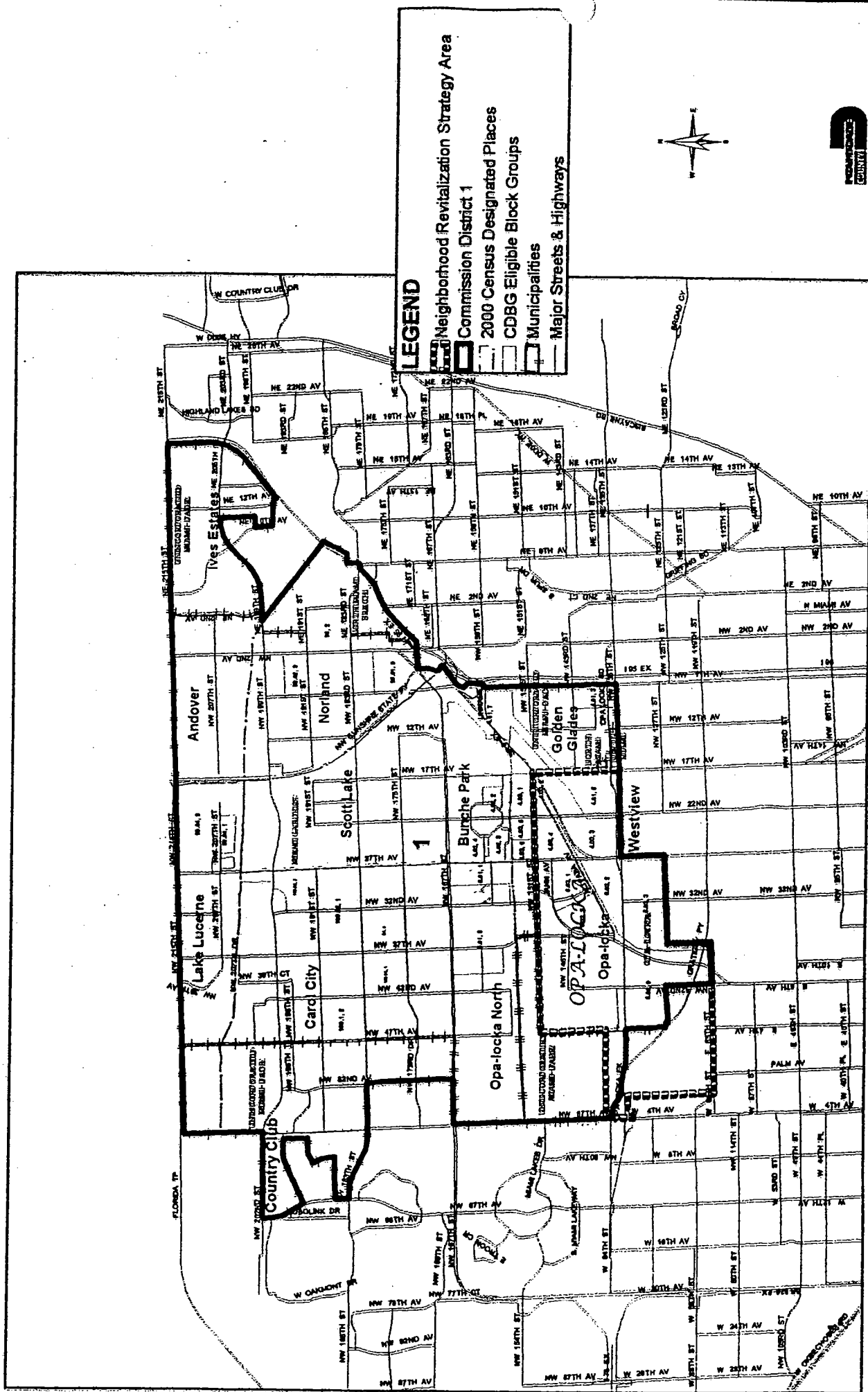
Opa-locka	Commission District 1
West Little River	Commission District 2
Melrose	Commission District 2
Model City	Commission District 3
South Miami	Commission District 7
Perrine	Commission District 9
Goulds	Commission District 9
Leisure City/Naranja/Princeton	Commission Districts 8 & 9
Kendall West	Commission District 11
Sweetwater	Commission District 12

Table 2
Population, Percent Overcrowded Units,
Poverty Rate, Unemployment Rate, and Percent
Low/Med in the Proposed NRSAs
2000

NRSA	Commission District	Population	Percent Overcrowded	Poverty Rate	Unemployment Rate	Percent Low/Med
Coral Terrace (Proposed)	6	4,850	28.4	17.1	14.9	62.4
Goulds-South Miami Heights	8 & 9	19,470	26.4	32.9	11.7	63.3
Leisure City-Naranja-Princeton	8 & 9	13,101	32.1	36.8	16.3	69.5
Melrose	2	4,283	40.1	26.2	11.8	67.9
Model City	2 & 3	28,861	29.1	47.8	20.0	74.0
Opa-Locka	1 & 13	14,951	28.7	35.2	17.5	67.4
Perrine	9	4,586	23.1	52.4	12.8	72.1
South Miami	7	1,653	25.1	43.8	16.3	80.7
Sweetwater	12	13,732	32.9	20.2	11.6	58.5
West Kendall	11	10,389	32.2	27.4	11.9	55.3
West Little River-Westview-East Pinewood	2	49,484	29.1	30.4	14.0	58.3
Total		177,159	29.2	33.3	14.3	63.6

Source: U.S. Bureau of the Census, SF3, Special HUD Tabulation, 2000.
 Miami-Dade County, Department of Planning and Zoning, Research Section, 2004.

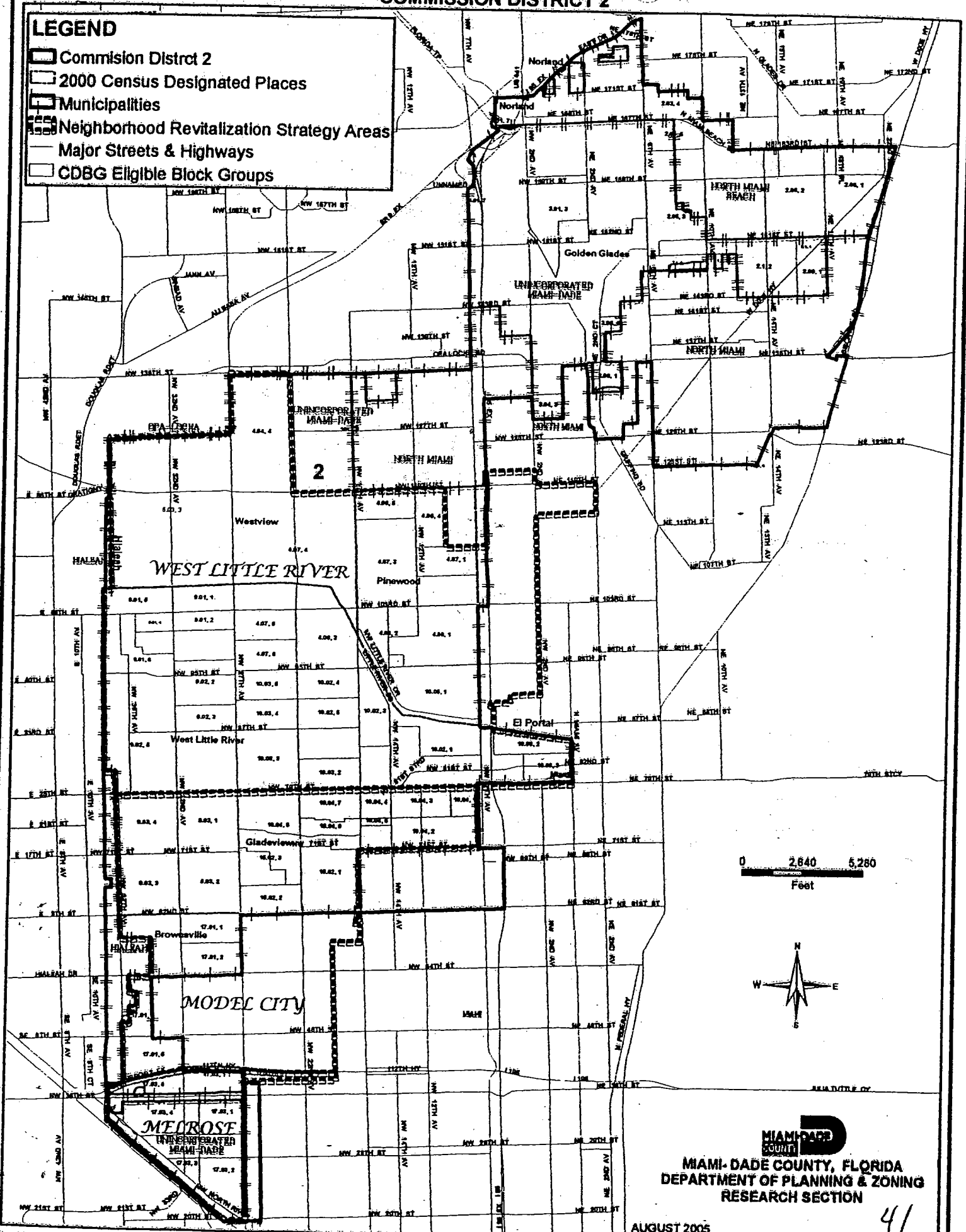
CDBG ELIGIBLE BLOCK GROUPS, MUNICIPALITIES, NEIGHBORHOOD REVITALIZATION STRATEGY AREAS (NRSA), CENSUS DESIGNATED PLACES COMMISSION DISTRICT 1



CDBG ELIGIBLE BLOCK GROUPS, MUNICIPALITIES, NEIGHBORHOOD REVITALIZATION STRATEGY AREAS (NRSA), CENSUS DESIGNATED PLACES COMMISSION DISTRICT 2

LEGEND

- Commision Distct 2
- 2000 Census Designated Places
- Municipalities
- Neighborhood Revitalization Strategy Areas
- Major Streets & Highways
- CDBG Eligible Block Groups

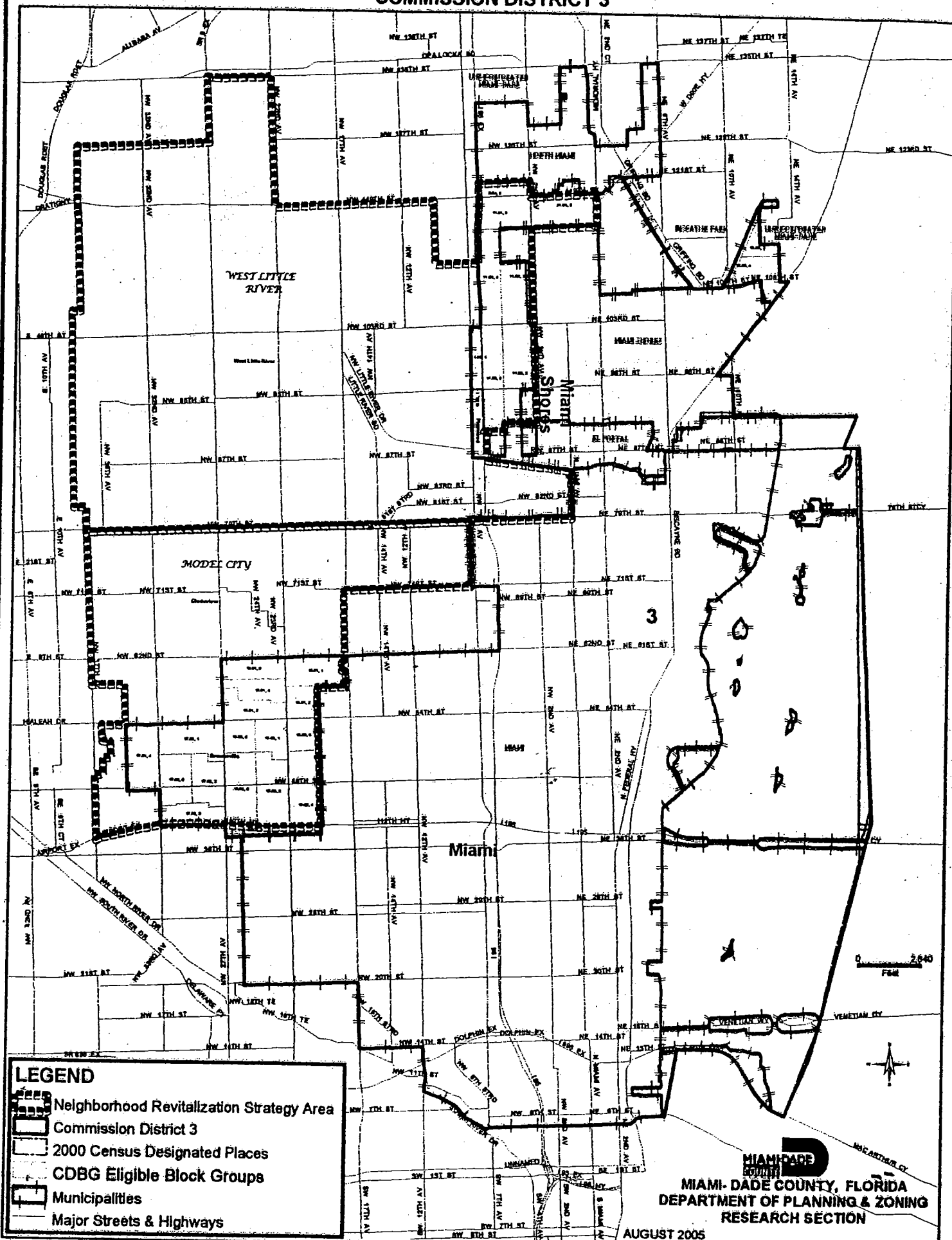



MIAMI-DADE COUNTY, FLORIDA
DEPARTMENT OF PLANNING & ZONING
RESEARCH SECTION

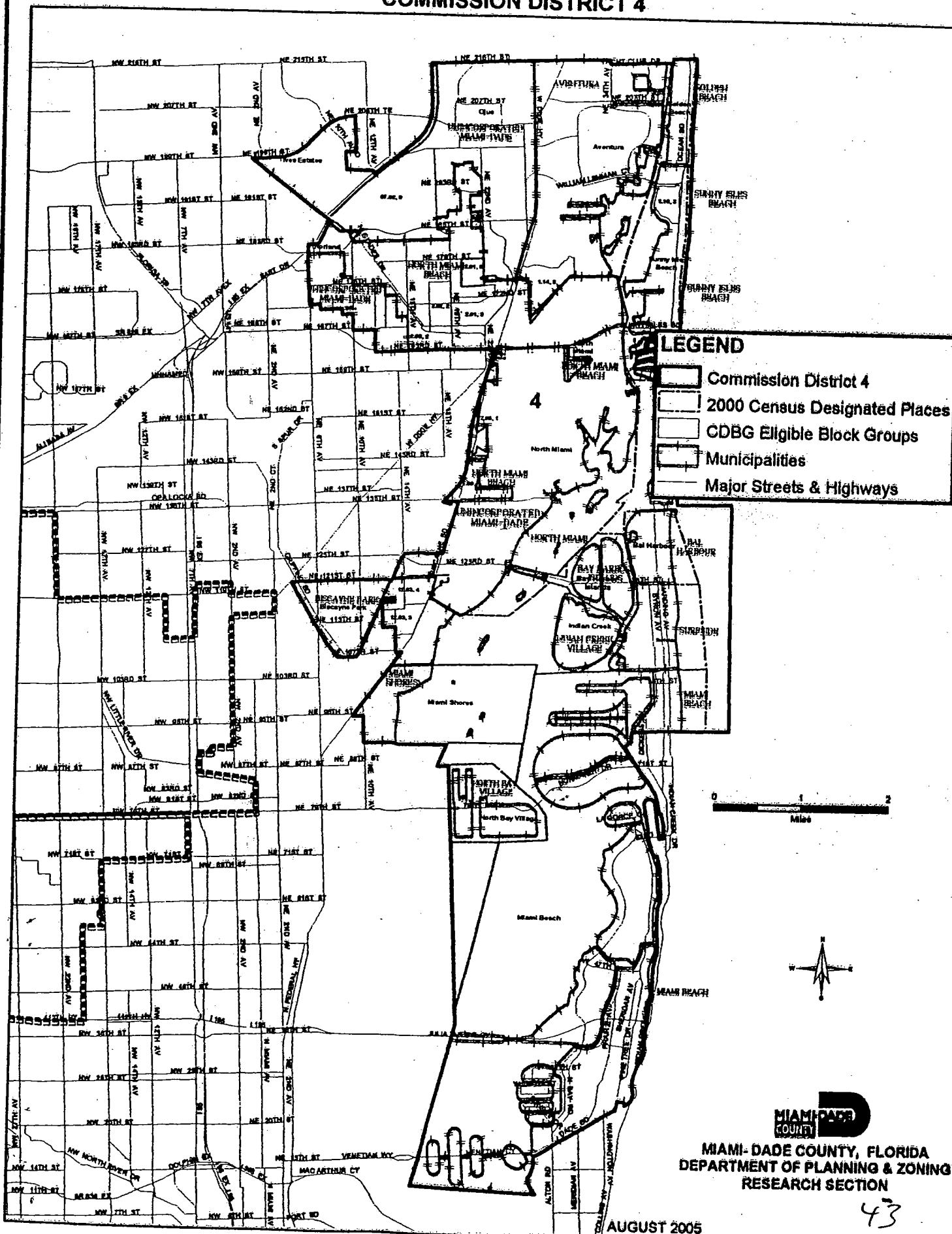
AUGUST 2005

41

CDP ELIGIBLE BLOCK GROUPS, MUNICIPALITIES,
NEIGHBORHOOD REVITALIZATION STRATEGY AREAS (NRSA), CENSUS DESIGNATED PLACES
COMMISSION DISTRICT 3



**CDBG ELIGIBLE BLOCK GROUPS, MUNICIPALITIES,
NEIGHBORHOOD REVITALIZATION STRATEGY AREAS (NRS), CENSUS DESIGNATED PLACES
COMMISSION DISTRICT 4**



CDBG ELIGIBLE BLOCK GROUPS, MUNICIPALITIES, NEIGHBORHOOD REVITALIZATION STRATEGY AREAS (NRSAs), CENSUS DESIGNATED PLACES COMMISSION DISTRICT 5

LEGEND

Neighborhood Revitalization Strategy Area

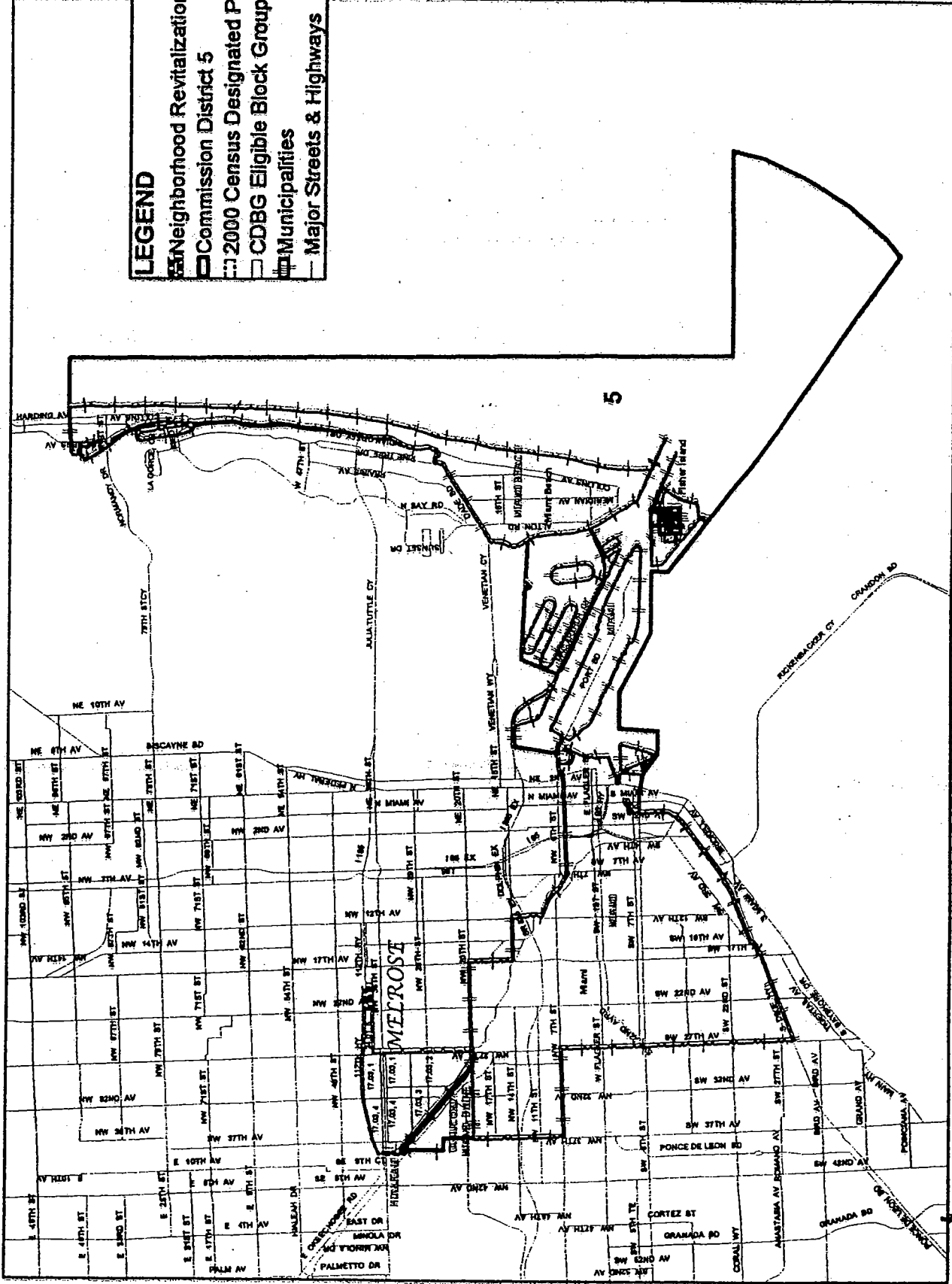
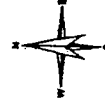
Commission District 5

2000 Census Designated Places

CDBG Eligible Block Groups







Municipalities

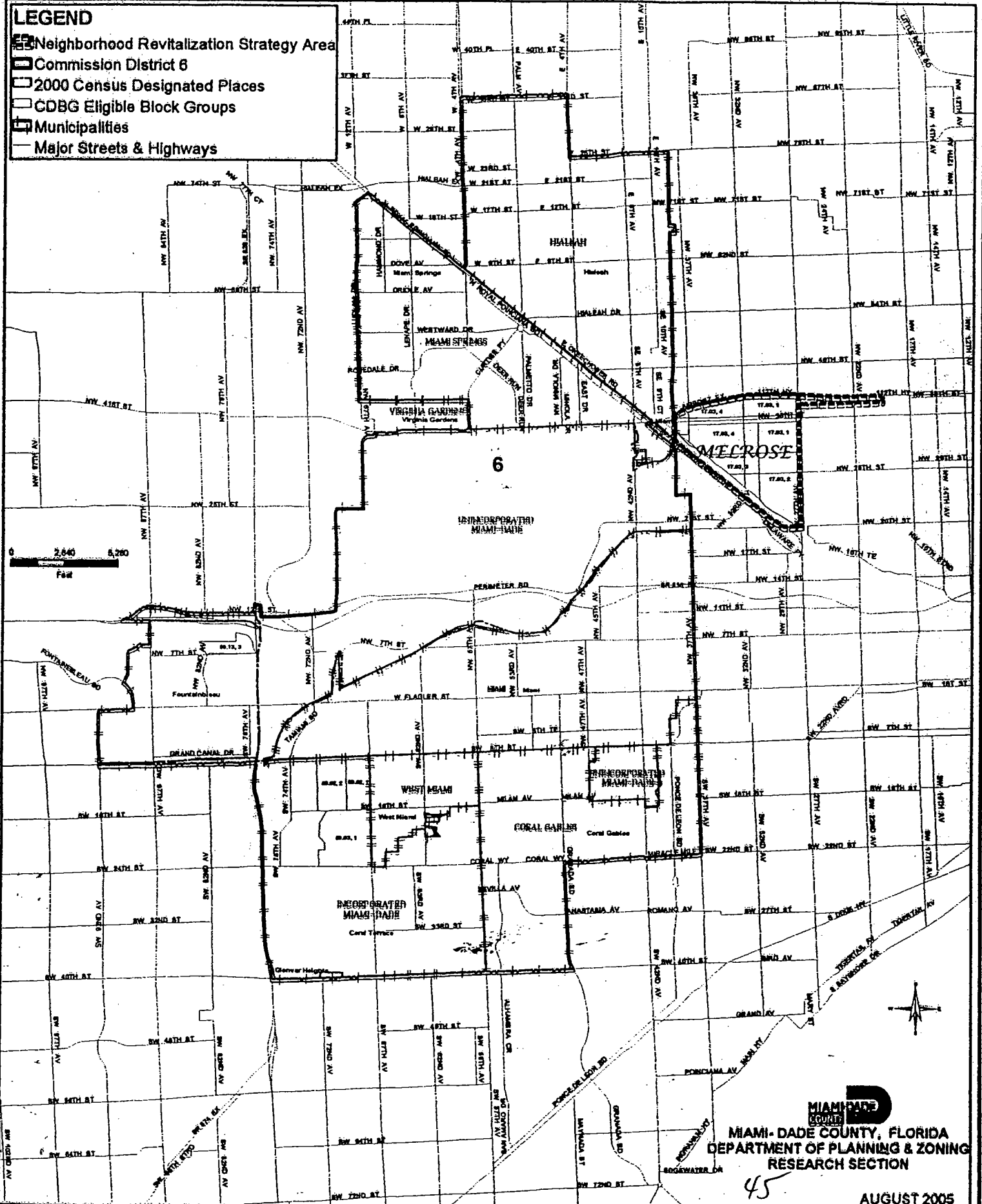
Major Streets & Highways



CDBG ELIGIBLE BLOCK GROUPS, MUNICIPALITIES, NEIGHBORHOOD REVITALIZATION STRATEGY AREAS (NRSA), CENSUS DESIGNATED PLACES COMMISSION DISTRICT 6

LEGEND

-  Neighborhood Revitalization Strategy Area
-  Commission District 6
-  2000 Census Designated Places
-  CDBG Eligible Block Groups
-  Municipalities
-  Major Streets & Highways

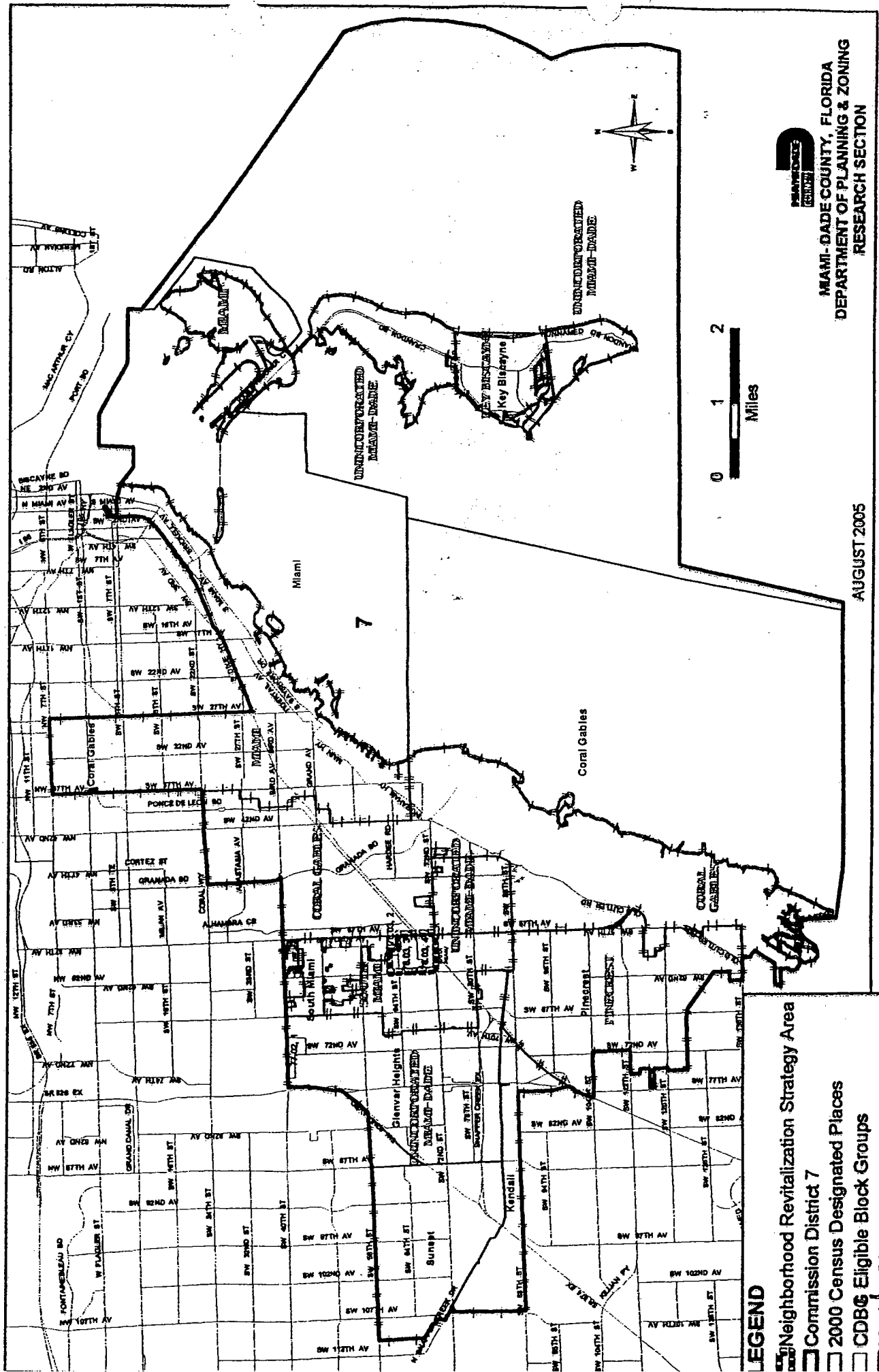


MIAMI-DADE COUNTY, FLORIDA
DEPARTMENT OF PLANNING & ZONING
RESEARCH SECTION

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AUGUST 2005

CDBG ELIGIBLE BLOCK GROUPS, MUNICIPALITIES, NEIGHBORHOOD REVITALIZATION STRATEGY AREAS (NRSA), CENSUS DESIGNATED PLACES COMMISSION DISTRICT 7



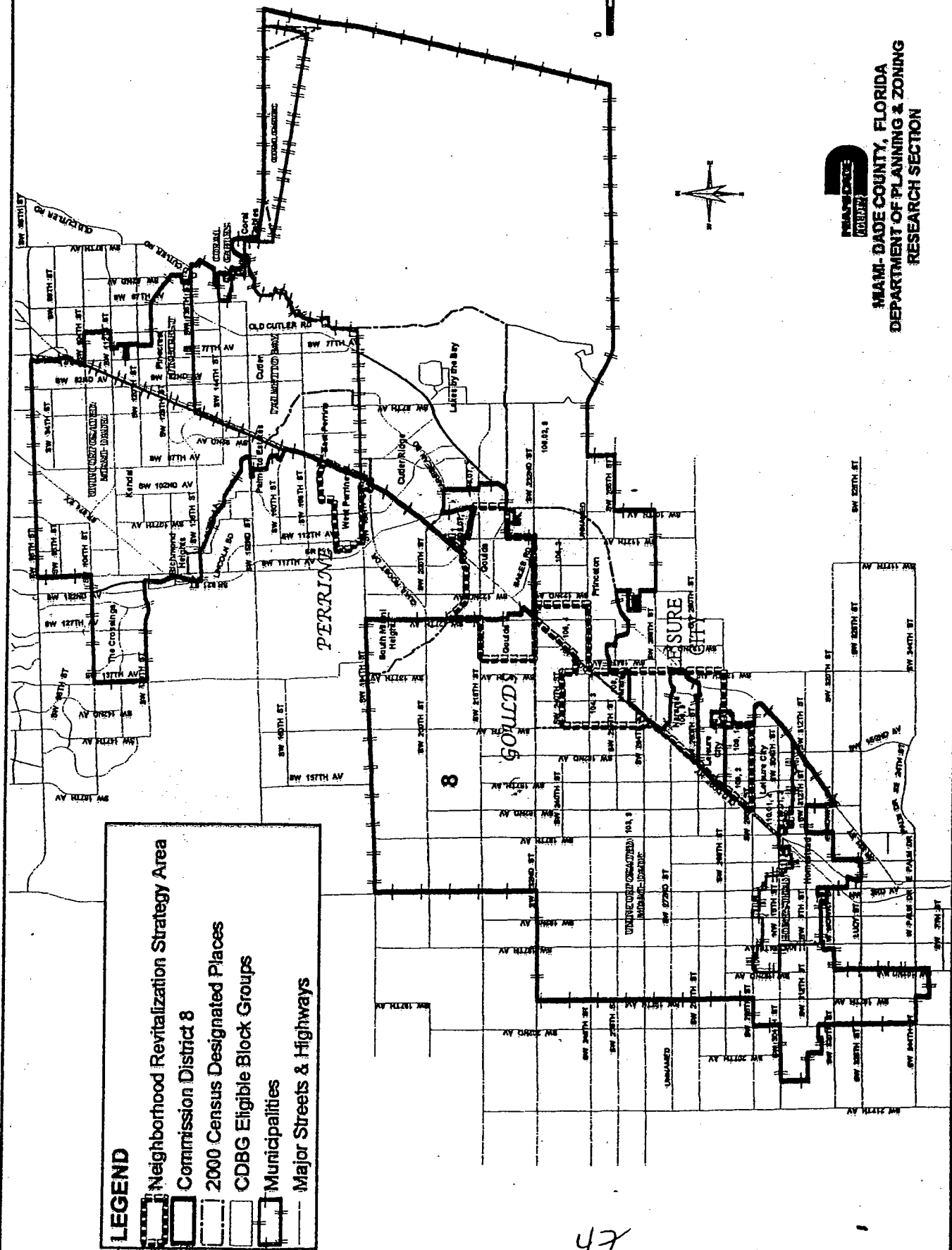
MIAMI-DADE COUNTY, FLORIDA
DEPARTMENT OF PLANNING & ZONING
RESEARCH SECTION

AUGUST 2005

LEGEND

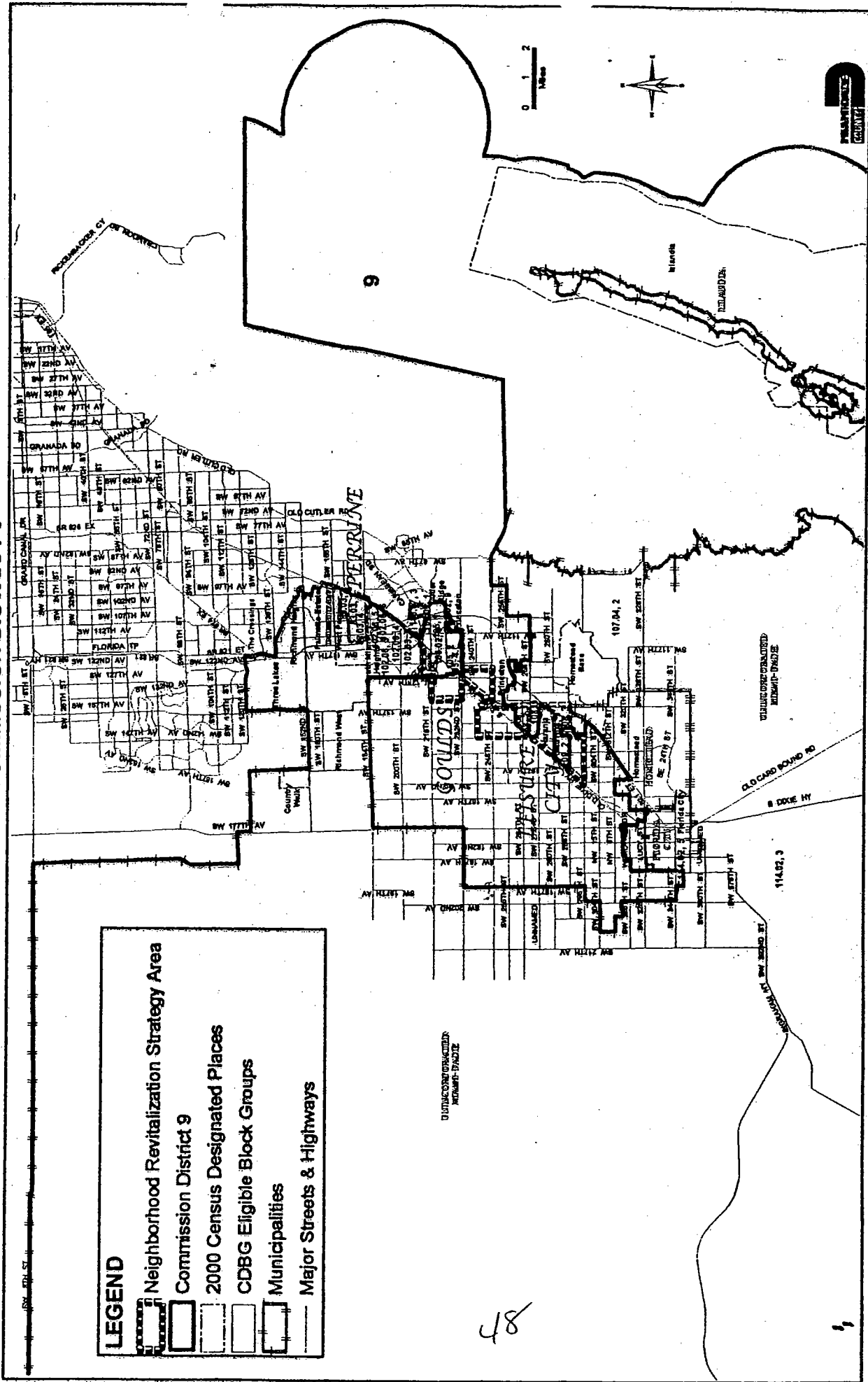
- Neighborhood Revitalization Strategy Area
- Commission District 7
- 2000 Census Designated Places
- CDBG Eligible Block Groups
- Municipalities
- Major Streets & Highways

CDBG ELIGIBLE BLOCK GROUPS, MUNICIPALITIES, NEIGHBORHOOD REVITALIZATION STRATEGY AREAS (NRSA), CENSUS DESIGNATED PLACES COMMISSION DISTRICT 8

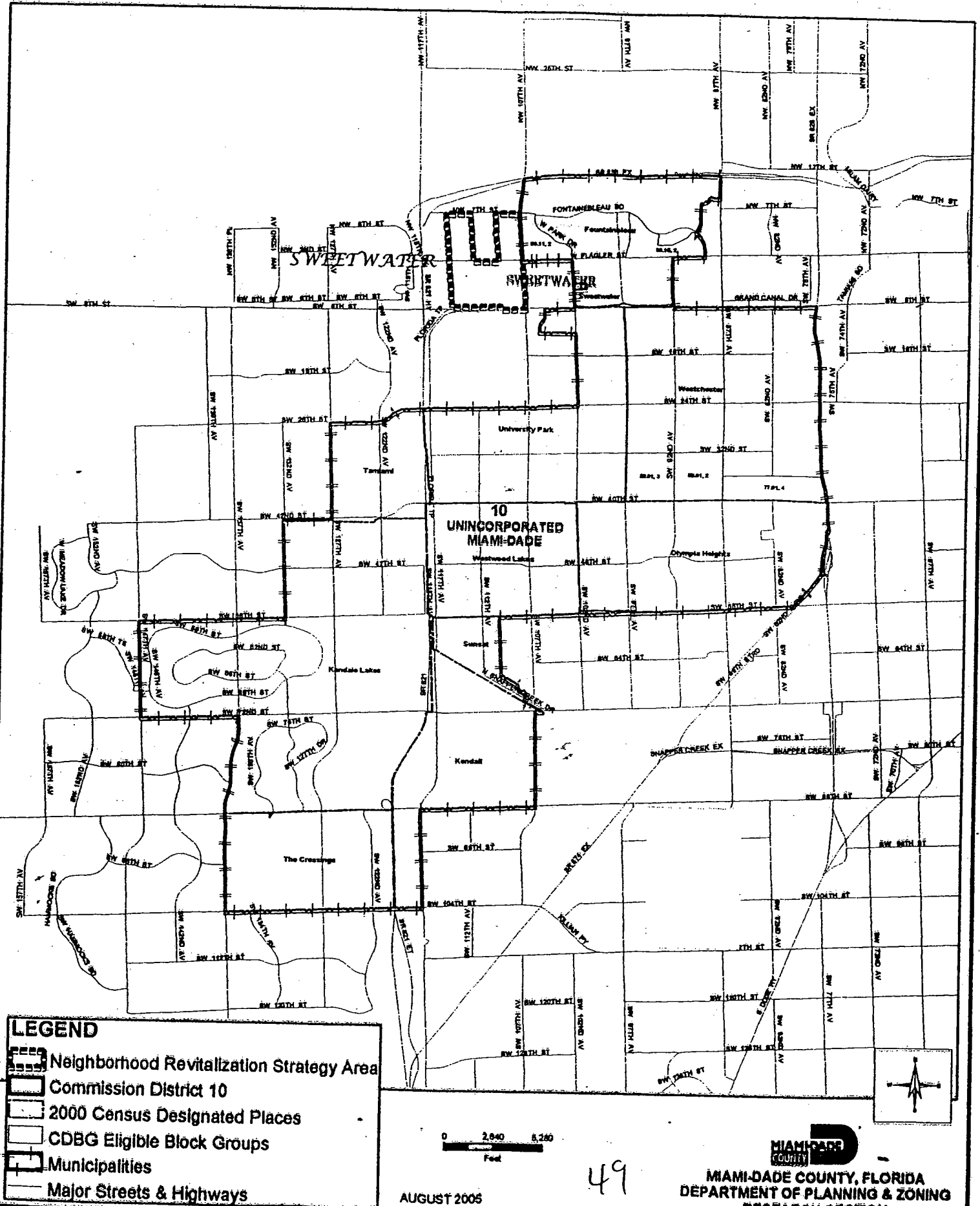


MIAMI-DADE COUNTY, FLORIDA
 DEPARTMENT OF PLANNING & ZONING
 RESEARCH SECTION

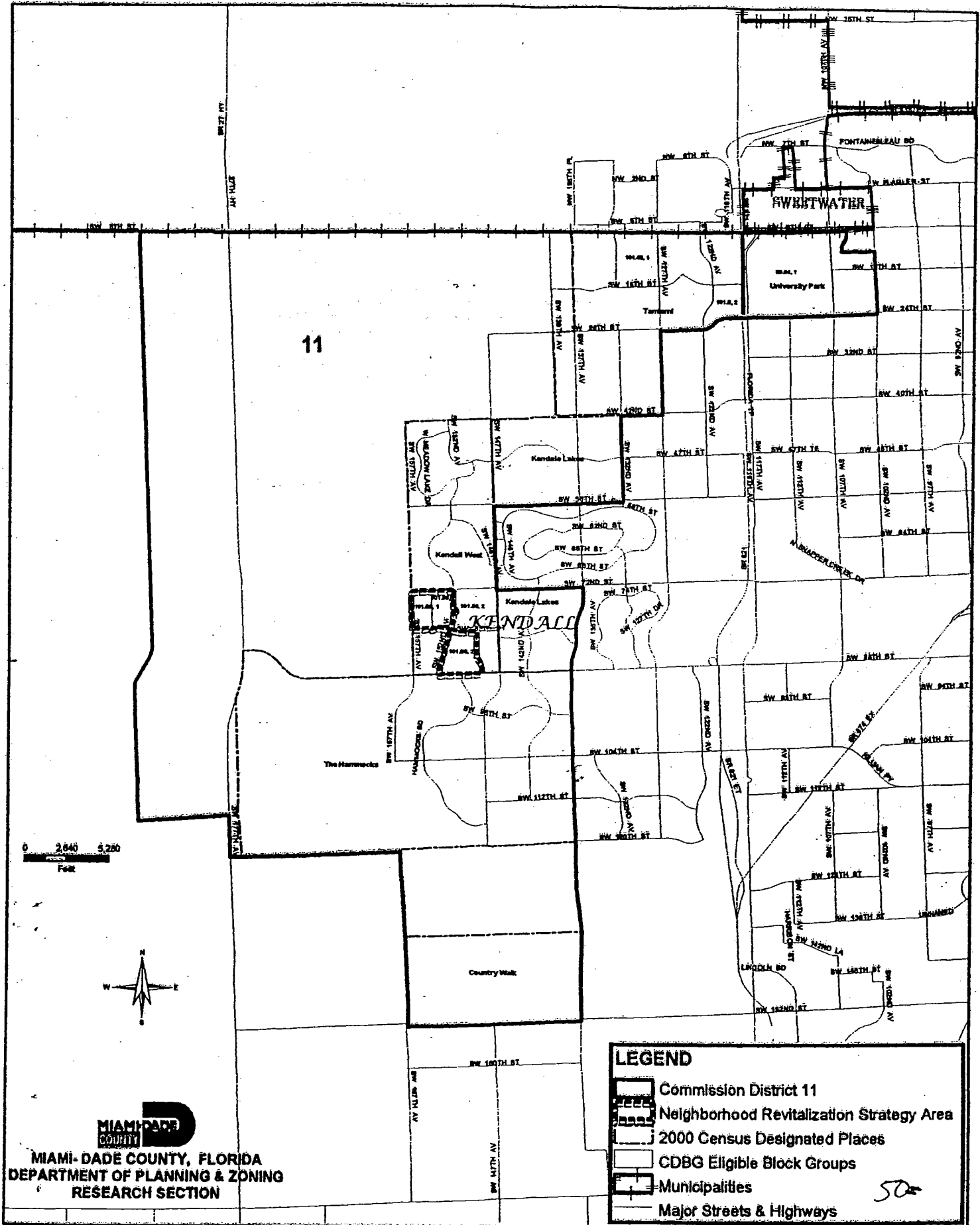
CDBG ELIGIBLE BLOCK GROUPS, MUNICIPALITIES, NEIGHBORHOOD REVITALIZATION STRATEGY AREAS (NRSAs), CENSUS DESIGNATED PLACES COMMISSION DISTRICT 9



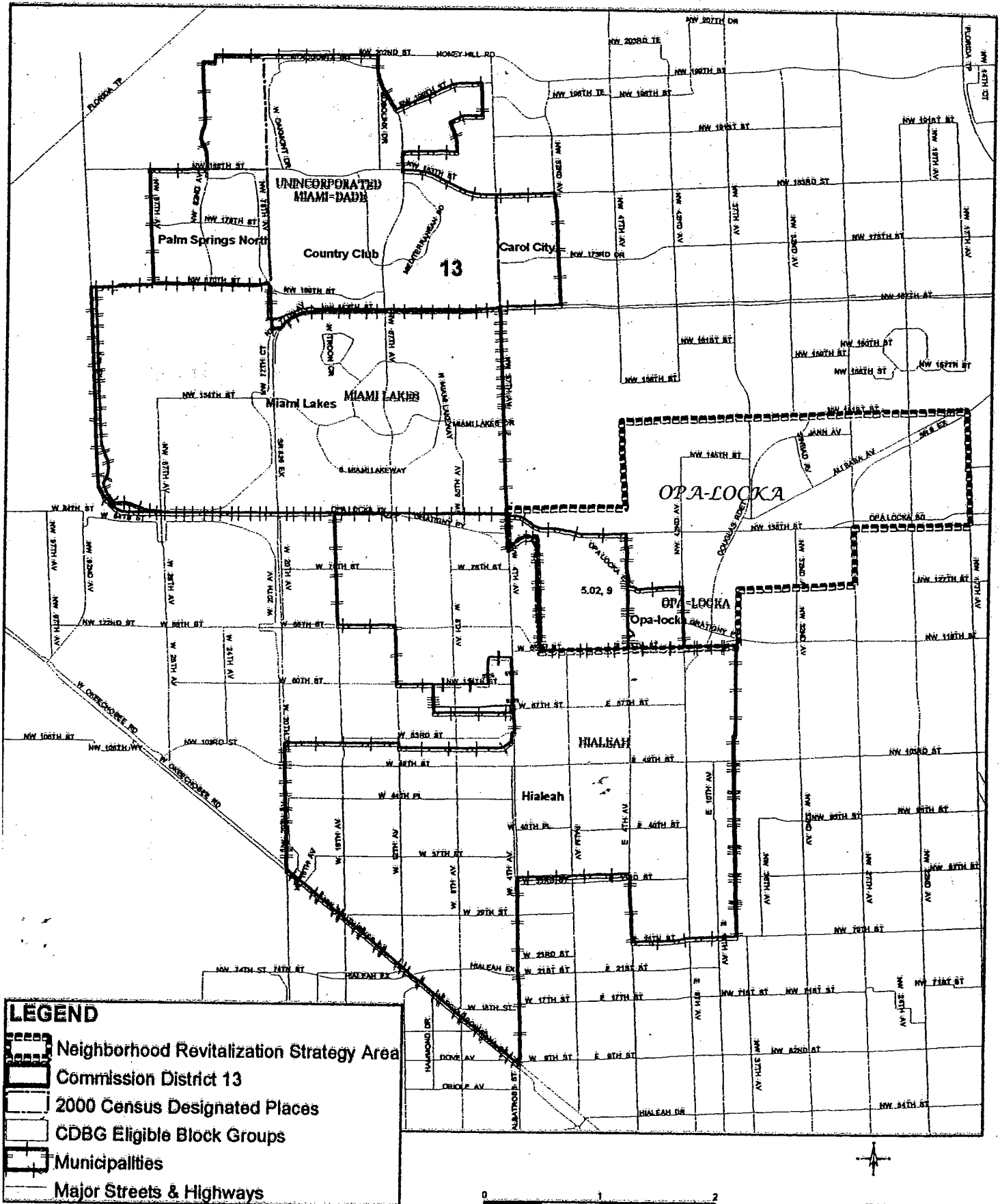
CDBG ELIGIBLE BLOCK GROUPS, MUNICIPALITIES, NEIGHBORHOOD REVITALIZATION STRATEGY AREAS (NRSA), CENSUS DESIGNATED PLACES COMMISSION DISTRICT 10



**CDBG ELIGIBLE BLOCK GROUPS, MUNICIPALITIES,
NEIGHBORHOOD REVITALIZATION STRATEGY AREAS (NRSA), CENSUS DESIGNATED PLACES
COMMISSION DISTRICT 11**



**CDBG ELIGIBLE BLOCK GROUPS, MUNICIPALITIES,
NEIGHBORHOOD REVITALIZATION STRATEGY AREAS (NRSA), CENSUS DESIGNATED PLACES
COMMISSION DISTRICT 13**





PUBLIC NOTICE

Public Hearing for Proposed FY 2003 - FY 2007 Consolidated Planning Process Policies and FY 2007 Action Plan Policies

The Board of County Commissioners will consider a request from the Miami-Dade Office of Community and Economic Development to approve recommended Consolidated Planning Process Policies that will guide the update of the FY 2003-2007 Consolidated Plan through preparation of the FY 2007 Request for Applications (RFA), for awarding Community Development Block Grant (CDBG), Emergency Shelter Grant (ESG), and HOME Investment Partnership (HOME). The public hearing is scheduled, as part of the Board of County Commissioners Community Empowerment and Economic Revitalization Committee meeting, on May 16, 2006, which will begin at 2:00 p.m. in the Commission Chamber located on the second level of the Stephen P. Clark Center, 111 NW First Street, Miami, Florida. The public is invited to attend and comment. Comments may also be submitted in writing until May 16, 2006 to the attention of Silvia M. Unzueta, Acting Director, Miami-Dade Office of Community and Economic Development, 140 West Flagler Street, Suite 1000, Miami, Florida, 33130. Copies of the FY 2007 Proposed Policy Paper can be obtained from 8:00 a.m. until 5:00 p.m. at the above address. For more information, call (305) 375-3403.

Miami-Dade County provides equal access and equal opportunity in employment and services and does not discriminate on the basis of the handicap. A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at its meeting or hearing will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based. Sign Language interpreters are available upon request. Please call (305) 375-3403 at least five working days in advance.

TO: KAREN NAYA
Miami-Dade Communications

INSERTION ORDER: The Miami Herald
INSERTION DATE: Monday, April 17, 2006

INSERTION SIZE: 2 Columns by 5 Inches

INDEX CODE: CD 531CD

*Published in the
paper on this date.*

Arrest

"We have not stopped looking for him," she said.

Police had been getting loose. On Friday, two women who police said had helped Garay were arrested. Garay's girlfriend, Giannandrea Gonzalez, 35, and her friend, Lucena Slyper, 43, were charged with harboring a fugitive.

The two allegedly hid Garay in a warehouse. Slyper wants to raise tropical fish.

According to police, Garay called Gonzalez after ditching the police car. He asked her to pick him up because he'd run into trouble with police. Additional charges against the two are pending.

O'Brien said that no one will receive the reward money because officers solved the case through their own investigation.

Several hours after his capture Sunday, a somber-looking Garay, who was wearing a hospital gown, was released from the hospital and taken to police headquarters for questioning. Police were giving no chances, his hands were cuffed and his legs were shackled.

Miami Herald staff writer Lisa Yanez contributed to the report.

Answers Government Policies.

stray dogs in the neighborhood, even the nearest library, in language I can understand. Using the new 3-1-1 technol-

"Want some opinion with your omelet?"

Nothing goes better with breakfast than The Miami Herald, delivered.

1-800-441-0444



PUBLIC NOTICE

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INCORPORATION AND ANNEXATION COMMUNITY MEETING NOTICES

The following list represents the upcoming meeting notices of the Municipal Advisory Committees (MAC) and other incorporation and annexation related meetings. MAC members were appointed by the Board of County Commissioners to evaluate the feasibility, desire, and viability of creating one or more municipalities in their respective study areas.

Meeting Notice for the Week of April 17, 2006 through April 21, 2006

Fisher Island MAC Meeting
Date: April 19, 2006
Time: 6:00 PM

Location: 1 Fisher Island Drive, Tennis Center
Boundaries: Unincorporated areas of Fisher Island

Meeting Notice for the Week of April 24, 2006 through April 28, 2006

Biscayne Gardens MAC Meeting
Date: April 27, 2006
Time: 7:00 PM

Location: Biscayne Gardens Civic Association.